THE DAILY ASTORIAN

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Our crime problem

In the past two weeks The Daily Astorian has carried news that has been disconcerting to some readers. The topic was crime. Our police and county reporter, Joan Herman, wrote three articles about the consequences of the county sheriff's reduced patrols. Because of the fifth defeat of the county levy, the sheriff has less manpower and the jail has been forced to reduce its prisoner population. Herman quoted Clatsop County Sheriff John Raichl saying that, "Criminals know it's wide open in Clatsop County."

John Fortmeyer and Andrea Kennet wrote an article about a part of Astoria that is without police patrols. Emerald Heights is a federally owned residential community that has fallen between the cracks. Federal officers do not patrol the area, even though it is a federal enclave. And city law enforcement officers are reluctant to patrol without enabling legislation from Congress.

Readers have told us that such reporting only exacerbates an already bad situation. They have suggested that we are only advertising a good opportunity to criminals.

By any measure, the situations around the county and in Emerald Heights are serious. The first and most basic mission of any government is to provide for the physical safety of its citizens. When crime prospers because government has been curtailed, that is a serious and potentially life-threatening matter.

The articles by Herman, Fortmeyer and Kennet were thoroughly researched and even-handed. They did commendable jobs with difficult, sensitive subjects.

It is always easier to ignore an unpleasant situation. We do not have that choice. For a newspaper to ignore what's going on in the county or at Emerald Heights would be grossly irresponsible.

OREGON/VALLEY

Lack of police protection worries Astoria area

The Associated Press

ASTORIA — Some 1,000 residents of the Emerald Heights community are without police protection due to a jurisdictional dispute between the federal government and the city of Astoria.

Security officers for the federally owned residential community in east Astoria carry badges and guns but have no arrest authority. Astoria City Police have refused to answer problem calls because they say they have no jurisdiction in the area.

The situation has residents frightened and frustrated.

"We have no one to call," said Emerald Heights resident Pam Sully. "We can call security and they can come up and write a report, but if anything happens in our homes the only people we can call to help us would be the FBI in Portland."

Emerald Heights, a former military housing complex which provides low-cost rental housing, shares a 12-man security force with the Tongue Point Job Corps Center about a mile away. Both complexes are owned by the U.S. Department of Labor.

Law enforcement problems developed when longtime security chief Ray Miller left to take another job in November 1986. Miller had been deputized by the U.S. Marshal's office in Portland and had full arrest and ticketing powers.

However, the U.S. Marshal has refused to give the same authority to Miller's replacement.

"Police patrol functions are not a function of the U.S. Marshal's office," said chief deputy Michael O'Brien in Portland. "I don't believe there's anyplace else in the country that we'd do that."

He explained the agency is reluctant to deputize the Emerald Heights security force because of liability and supervision concerns.

City officials, meanwhile, question whether city police have any legal authority on the Emerald Heights property.

The city recently completed a proposal for a police protection contract. Depending on the level of service, the cost to Emerald Heights would range from $30,000-$100,000. The city would charge the federal government for the services since it pays no taxes on the Emerald Heights property.

Sully described a recent domestic dispute in which security officers were forced to deal with an angry, armed man.

"A guy came out of the house with a gun, he pointed it at the security officers," she said. "They knew they couldn't do anything. They just talked him out of it. That's the kind of thing we live with. We're just trying to resolve it."

United Way surpasses goal

United Way of Clatsop County will have lots to celebrate tonight at its annual dinner.

The organization has surpassed the $118,000 goal set for its 1987-88 fund-raising drive, officials announced today. By this morning, $120,344 had been raised, secretary Rose Rosandich reported.

"We're proud of that. That's the most we've ever raised," Rosandich said.

The organization last met its annual campaign goal in 1985, she added. The goal that year was $115,000.

The dinner to recognize campaign workers and contributors will be at the Sunset Empire Room, 2813 Marine Drive. A no-host social hour will begin at 6:30 p.m. and dinner will be served at 7:30.

John Crosby, director of the Tongue Point Job Corps Center, will be the speaker. The incoming board of directors will be announced, and the budget committee will make its recommendation for distribution of the money raised during the campaign.

The cost of the dinner is $11 per person. Reservations can still be made by phoning Peggy Roscoe at 325-2774, Rosandich said.

United Way supports the American Red Cross, Boy Scouts and Girl Scouts, Camp Fire, Clatsop Community Action, Clatsop County Literacy Council, Coast Rehabilitation Services, North Coast YMCA, the Salvation Army and other organizations in Clatsop County.

DAILY ASTORIAN 1/13/88

Hard-working crew

Some recent local news topics have caused me once again to write a few lines. On the subject of security in Emerald Heights. While it became quite a shock to most of us living here; since this is the first time that many of us were aware of such a problem and perhaps another method of calling the residents to such a problem might have been "town meeting," of the Emerald Heights residents. However, the motives behind printing such an article were well-intended and the power of the masses has accomplished much in our pageant of American history. But lacking from the article was the fact that our Tongue Point Security people are a very thorough and hard-working crew that makes many patrols in a hour's time of the area. Their thoroughness was recently indicated to me when I left my trunk door open one evening. Within minutes I had a knock on my door telling me of this. So the source where we need address our concern is through our men in Washington and the U.S. Marshal's office.

Concerning the YMCA, it would be well that those involved with the fate of the YMCA, take a look at what Tillamook did a few years back when they were in a old building and a failing membership. Their board of directors voted to get out of that old building and build a new one through donated help and materials available in the community. When this was proposed everyone laughed and said it could never happen. But like Big Bird says "never say never."

The community responded, on a weekend you saw people of all ages doing whatever they could do, to make the building a reality. Their results are evident now in a beautiful building and a booming membership. Aren't we as good as Tillamook? The answer to that question is in our hearts and desire for what we want for our community.

JAMES M. GUYNUP
P.O. Box 782
Warrenton

Walden Takes Position — J.M. Patrice Walden recently became the employee relations manager of the Tongue Point Job Corps Center east of Astoria. She replaces Phyllis Gabel, who took a position with the Astoria city government.

Patrice Walden

"Job Corps is a residential and vocational training program for disadvantaged youths. The Tongue Point center, one of nine such centers operated by RCA Government Services under a contract with the federal Department of Labor, employs 160 full-time staff members and enrolls about 1,000 students annually.

In her new post, Walden also handles employee relations for the 50-member staff of the Springdale Job Corps Center in Troutdale, an affiliate of the Tongue Point center. Walden, 39, is a graduate of Evergreen State College in Olympia, Wash., where she studied business administration and human and corporate resources. She previously held employee relations positions with RCA Training and Placement Services in Astoria, with financial organizations in the state of Washington and as owner of a Northwest regional personnel search and consulting firm. Before coming to Tongue Point, she worked in partnership with her husband, Les, who operates Walden Graphics in Seaside. She is a board member of the Seaside Chamber of Commerce and president of Soroptimist International of the North Coast.

DAILY ASTORIAN 11/9/88

Most YMCA college classes moved

DAILY ASTORIAN 11/12/88

Clatsop Community College has found new locations for most of the exercise classes it held at the North Coast YMCA, which temporarily closed Dec. 31 because of financial problems.

But the college hasn't been as successful with its swimming classes.

Two of the three swimming classes scheduled at the Y will be canceled, said Larry Haskell, associate dean of instructional services. The Sunset Pool in Seaside is too busy to take on the two water exercise classes, and college officials haven't been able to find any available swimming pool in the north county, Haskell said this morning.

A beginning swimming class, however, will be added to the three swimming classes the college already offers at the Seaside pool, he said.

A deal with the Tongue Point Job Corps Center will enable the college to move its five "slimnastics" and aerobic exercise classes to the center east of Astoria, Haskell said. The Job Corps has offered its skating rink at no cost to the college, in exchange for a tuition waiver for any Job Corps students who want to participate in the classes. The college had a similar arrangement with the YMCA.

A dance exercise class taught by Lori Dyal has been moved to the Olney School gymnasium. The class will be held Tuesdays and Thursdays from 5:30 p.m. to 7 p.m.

Haskell estimated that more than 150 people had registered for 13 swimming and exercise classes the college had scheduled at the YMCA. Cancellation of the swimming classes will displace at least 40 people, most of whom can make the trip to Seaside for various reasons, he said.

The economic loss to the college will be minimal because many of the students were YMCA members or elderly and didn't pay tuition, Haskell said.

"But it's the unidentifiable expense of not serving patrons in the district that's going to hurt. That's the loss," he said.

For information about schedule changes, phone the college's Adult and Community Education Department, 325-0910.

DAILY ASTORIAN 1/25/88

Grant to aid program to keep students from dropping out

By JOAN HERMAN
Of The Daily Astorian

Clatsop County schools got some good news Tuesday in the form of a state government grant to attack the county's dropout rate among high school students.

The county will receive a one-year, $51,066 grant to hire a full-time coordinator to identify students who are at risk of dropping out of school and direct them to programs that might help them continue their education.

"I'm real excited," said Paula Brownhill, an Astoria lawyer who headed a countywide committee that applied for the grant. "Now it looks like we're going to be able to hire a youth services coordinator."

Under the program, a student at risk of leaving school before graduation would be referred to the youth services coordinator. The coordinator would act as a broker, of sorts, of services available to aid the student.

With the help of a youth services council, the coordinator then would devise an education plan tailored for each student, Brownhill explained. Youth services council members would include educators and other professionals, such as the police, who regularly deal with youths.

MONEY FOR THE project comes from Gov. Neil Goldschmidt's Student Retention Initiative program. The program's goal is to improve educational and job-training services for youths who are at risk of dropping out of high school or have already dropped out.

Led by Brownhill, who also serves as the chairman of the county's Juvenile Services Commission, a countywide group of educators and other professionals met last summer and fall to prepare the grant application.

Committee members Dorence Cote, the special education director for the Clatsop Education Service District, and Dale Perkins, the regional vocational education coordinator for the Oregon Department of Education, proposed the idea of hiring a coordinator.

ORGANIZATIONS THAT ARE participating in the project include the Juvenile Services Commission, the Clatsop County Juvenile Department, the state Children's Services Division, the Oregon Mental Health Division, the Clatsop County Health Department, RCA Service Co., the state Adult and Family Services Division and Clatsop Community College.

DAILY ASTORIAN 2/05/88

...and still champion

Despite wrenching changes, traditional industries dominate

by David Harlan

Both have weathered some tough times during the past decade. And both employ fewer people now than they once did.

But despite changes wrought by forces economic and otherwise and despite the growing importance of tourism, the forest products and fishing industries remain the foundation of Clatsop County's economy.

Between them, they employ roughly 5,300 people who work or reside in the county, a number that increases and decreases throughout the year in keeping with the seasonal nature of much of the county's economy.

An estimated 1,850 people earned their living in different sectors of the county's forest products industry in December 1987, up from roughly 1,700 in 1977, but down from 2,116 in 1955, according to Oregon Employment Division figures.

The difference between 1977's employment figure and that reported for December 1987 is that fewer of those jobs are in the lumber, plywood and logging sectors of the county's forest products industry; however, employment has increased in the paper and pulp sector.

More than 1,350 people worked in jobs connected with Clatsop County's fishing industry during various periods of 1987, according to rough estimates by area fish processing firms and Hans Radtke, a Yachats fishing industry consultant and economist.

ABOUT 550 OF those people were county residents working aboard fishing vessels operating in the area or in distant fisheries off Alaska and other areas of the West Coast, according to a rough estimate by Radtke.

The remainder worked at Clatsop County fish processing firms, where employment fluctuated between 650 and 900 over the course of the year, according to estimates by company officials.

That represents a substantial decline from 1977, when area fish processing and canning concerns employed an average of 1,580 people, according to Employment Division figures. Employment fluctuated between a low of 650 in March 1977 to a high of 1,850 in September of that year.

One important reason for the decline in the number of jobs in the county's fishing industry was the 1981 closure of Bumble Bee Seafoods Inc.

Besides the estimated 550 commercial fishermen who reside in the county, a number of other people earn part of their living from the county's seafood industry as charter boat operators, fish buyers or employees of boat repair companies.

Still others are employed indirectly in businesses that sell commercial and sport fishing equipment and supplies.

LIKE THE FISHING industry, employment in many other sectors of Clatsop County's economy fluctuates, expanding and contracting with the seasons.

Restaurants, motels and retail stores hire and lay off workers with the coming and going of the coastal tourists. Construction and road work is done during the dry months and tapers off with the onset of the winter rains. Government employment dips when schools close for the summer.

Because of that it is difficult to pin down a Top 10 list of the county's largest employers.

But one constant is the county's largest employer, the James River Corp. pulp and paper mill at Wauna in east Clatsop County. As of December, the mill employed 1,310 people, not all of them residents of Clatsop County. The mill is operated by the Crown Zellerbach Corp., a wholly owned subsidiary of James River.

Two separate expansion and modernization projects now under way at the mill will employ between 400 and 500 construction workers during the next two years.

Those projects are expected to add 125 more jobs at the mill, another increase over the 830 jobs provided by the county's pulp and paper sector in 1977.

Two other area forest product companies also rank in the Top 10 of Clatsop County employers.

Astoria Plywood Corp., a worker-owned cooperative, had 251 workers on line as of last week after laying off 16 employees because of a log supply shortage.

Cavenham Forest Industries Inc. employs 175, including workers and managers, in Clatsop County, most of them at its Warrenton Wood Products lumber mill. An additional 125 people are indirectly employed by the company under contracts with area logging and road maintenance outfits.

Improved technology and productivity and reduced annual timber harvests have cut employment in the county's lumber, plywood and logging sectors from an annual average of 996 in 1977 to 780 in 1987, according to Employment Division figures.

THREE OF CLATSOP County's five large fish processing companies might also qualify among Top 10 employers during times of peak employment.

Point Adams Packing Co. in Hammond employed between 150 and 300 people at various times during 1987, according to a company official. Employment at Astoria Seafood Co. Inc. fluctuated between 65 and 185, and that of Ocean Fresh of Astoria Inc. ranged between 75 and 150, company officials said.

Bornstein Seafoods in Astoria kept between 50 and 80 people working during different parts of the year, and the number of workers at Pacific Coast Seafood Co. in Hammond ranged from 50 to 100.

Government is a major employer in Clatsop County. The largest government employer is the U.S. Coast Guard, with roughly 320 people based in the county.

About 200 people work for the state of Oregon year-round in Clatsop County, a number that surges upward during the summer, when highway and parks employment increases.

Two hundred and nine people work for the Seaside School District. An additional 181 work for the Astoria School District. Clatsop Community College has 112 full-time employees and also employs a number of others part time.

RCA Government Services Co. which operates the Tongue Point Job Corps Center and other employment-related services under a contract with the U.S. Department of Labor, provides jobs for about 165 people in the county.

A SERIES OF budget cuts during the last two years has cut roughly 80 jobs from the rolls of Clatsop County government. The county now has 410 full-time and 86 part-time employees.

Another government entity that would likely grace a Top 10 list of county employers at certain times of the year is the Astoria city government. As of last week, the city had 106 permanent and 18 temporary employees. More temporary workers are added during the spring and summer months.

Astoria's Columbia Memorial Hospital ranks as one of the top employers in the county year-round, providing jobs for about 225 people.

Employment in the county's trade and services sectors is also seasonal, peaking during the summer months.

Report say

Small manufacturing companies force behind Oregon's economic part three years.

That was among the concl recent staff report to the Joint C on Trade and Economic Develop

The report also concluded the development efforts would be better spent e rather than gambling on trying to attract a few to locate or expand in Oregon.

Even though businesses with fewer than 20 only 11 percent of manufacturing employm accounted for more than 49 percent of all new the state since 1985, according to the report.

"Small businesses have been the only sou growth in manufacturing jobs. Between 1985 ers with fewer than 20 employees added 4,10 more than 20 employees lost 3,400 jobs," the re

THE PRINCIPAL INFLUENCE behind volatile nature of Oregon's manufacturing se in every five Oregon manufacturing jobs is

The Daily Astorian—KENT KERR

Singing praises

Students at Hilda Lahti Elementary School in Knappa augmented their studies of black history by assembling Thursday in the school's gymnasium for a presentation by students of the Tongue Point Job Corps Center. The accomplishments of blacks throughout history were celebrated during the 45-minute presentation, which was part of a February observance of Black History Month. The Tongue Point group was invited to the school by resource room teacher Debbie Twombly. Above, Coreen Warner sings a spiritual with three other members of the troupe. Left, students as well as performers join hands for a chorus of 'We Shall Overcome.'

DAILY ASTORIAN 2/26/88

Job Corps funding assured

By JOHN FORTMEYER
Of The Daily Astorian

John Crosby won't have to return to battle this year, and he's very happy about that.

As director of the Tongue Point Job Corps Center, Crosby has successfully fought past Reagan administration proposals to eliminate or sharply curtail the national Job Corps program.

But he won't need to this year.

"We finally got the president trained," Crosby quipped during Wednesday's meeting of the center's Community Relations Council."

He explained that Reagan's federal budget, announced Feb. 18, proposes $711 million for Job Corps in fiscal year 1989, only $2 million less than the program requested.

Job Corps is a residential and vocational training program for disadvantaged youths. It is administered by the Labor Department.

The Tongue Point center east of Astoria is, according to Crosby, one of Clatsop County's largest "industries." It enrolls 1,000 youths annually and employs 160 people full time and 40 part time.

Crosby said the assurance of program funding was a nice change from the struggles that began three years ago.

In early 1985, the Reagan Administration proposed eliminating Job Corps in fiscal year 1986. After Job Corps supporters initiated a vigorous campaign, Congress eventually maintained the program.

But the administration came back early in 1986 with a proposal to reduce fiscal year 1987 funding to $398 million. The battle resumed, with the administration again eventually losing. Congress earmarked $656.3 million for fiscal year 1987.

Recognizing the strength of support for Job Corps, the administration last year gave up and proposed full funding of $652 million for the current fiscal year.

The latest proposal for 1989 simply reaffirmed who won the battle, Crosby said.

Astoria police likely to fill gap

DAILY ASTORIAN 3/20/88

Emerald Heights police accord may be near

By ANDREA KENNET
Of The Daily Astorian

Concerns over the lack of police protection at Emerald Heights could be answered within two to four weeks, Astoria City Manager Jim Flint said today.

An agreement may soon be worked under which Astoria police officers would provide some sort of service to the federally owned residential community in the city's east end, Flint said. What Flint called a productive meeting was held Friday between representatives of the city government and Emerald Heights' landlord, RCA Government Services Co.

Emerald Heights residents sounded an alarm last January over police protection in the neighborhood. The security officers in Emerald Heights carry badges and guns but have no arrest authority beyond that of any private citizen. City police won't respond because they say they have no jurisdiction in the federal enclave.

Problems with law enforcement developed when longtime security chief Ray Miller left in November 1986 to take another job. Miller had been deputized by the U.S. Marshal's Office in Portland and had full arrest and ticketing powers.

HOWEVER, THE U.S. Marshal has refused to give the same authority to Miller's successor, Scott Hendrickson, who had served as a police chief in two Washington towns for 20 years.

Seeking a solution, RCA officials turned to the Astoria city government to provide police protection. City officials have proposed three degrees of protection, ranging from emergency response by only one officer to full, 24-hour police service with three officers. The projected annual costs range from about $40,000 to $125,000, Flint said. The city government would charge for the service because Emerald Heights residents pay no property taxes.

Flint said RCA officials would now have to decide how much police service they would be willing to purchase. Whatever program they select, the city would need to hire one more police officer, probably more, he said.

Whatever arrangement is worked out between city officials and the RCA staff must be approved by the Astoria City Council. Flint said a proposal could be presented to the council in April.

Still to be resolved is the issue of concurrent jurisdiction, which would give city police legal authority on the federal property. At the city's request, the U.S. Department of Labor, which owns Emerald Heights, is seeking a federal court opinion on the issue, Flint said.

UNTIL THE COURT responds, the U.S. Marshal's Office has indicated it would deputize Astoria Police Chief Ron Louie and the Astoria Police Department's four commanders, Flint said. The city would want that arrangement limited to six months, however, he said.

Emerald Heights, a former military housing complex, provides low-cost rental housing. It shares a 12-man security force with the Tongue Point Job Corps Center across U.S. Highway 30. Both the center and Emerald Heights are operated by RCA Services Co. under a contract with the U.S. Department of Labor, which owns the two complexes.

DAILY ASTORIAN 3/24/88

Emerald Heights man faces sex charge

By JOAN HERMAN
Of The Daily Astorian

A federal grand jury has indicted a 58-year-old Astoria man on charges of abusive sexual contact and kidnapping in connection with a March 14 incident at Emerald Heights.

Federal and local authorities arrested Glenn William Duncan on Wednesday and took him to the Multnomah County Justice Center in Portland, where he was lodged pending an arraignment Thursday in U.S. District Court.

Theodore Gardner, the special agent in charge of the Federal Bureau of Investigation in Oregon, announced the arrest Wednesday afternoon in a prepared statement.

The federal indictment, issued Wednesday, charges Duncan with abusive sexual contact and second-degree kidnapping. According to Gardner's statement, the charges stem from an incident that occurred March 14 in the federally owned Emerald Heights community, located within Astoria city limits.

Bittner, who investigated the case for the FBI, declined to release further details.

The victim of the alleged crime reportedly is an Astoria girl, said Scott Hendrickson, the chief of fire safety and security for the federal Tongue Point Job Corps Center. The Job Corps Center shares its security force with Emerald Heights. Hendrickson's security force did the preliminary investigation of the allegations.

The FBI, and not the Astoria Police Department, oversaw the investigation because city police have no authority to provide law enforcement to the federal enclave. The Emerald Heights security officers do not have arrest powers because the officers are not deputized.

That situation may soon change, however. In two to four weeks, an agreement may be reached between federal authorities, city officials and the Emerald Heights landlord, RCA Services Co., Astoria City Manager Jim Flint said earlier this week.

The three groups are considering a proposal to give Astoria police the authority to respond to crimes and make arrests at the former military complex of more than 1,000 residents. The lack of law enforcment has raised concerns among Emerald Heights residents and Astoria police.

DAILY ASTORIAN 3/20/88

Tongue Point veteran retires

By JOHN FORTMEYER
Of The Daily Astorian

After spending most of his life working there, Ted Thompson finds it hard to be neutral about the Tongue Point area east of Astoria.

"I feel protective of it," he said.

It's not surprising. For more than four decades, Thompson has been a key figure at Tongue Point, whether as a civilian working for the naval base there, as chief caretaker during the base's inactive phase, or as a department head at the Tongue Point Job Corps Center.

Thompson, 64, retired in February, but that doesn't mean his interest in Tongue Point will diminish. He intends to voice opinions about future uses of state-owned property there.

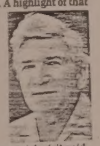
"I'm going to go to work" writing letters, he said.

A native of the Spokane, Wash., area, Thompson moved to Clatsop County in 1946 after serving in the U.S. Coast Guard. He joined the Tongue Point Naval Station's fire department, which he said had both military and civilian personnel. He worked his way up through the department, eventually becoming its chief.

IN 1961 THE naval base was closed, but Thompson stayed on in charge of the 22-man force that maintained the 748-acre site, which also included the 365-unit Emerald Heights and 100-unit Blue Ridge housing areas.

"It was the most active closed facility you ever saw," he said. "There wasn't a week that went by that there wasn't a big group looking at (using) it."

But what was supposed to have been only about six months of quiet for the base stretched into four years. A highlight of that



Ted Thompson

period for Thompson was a quick visit paid to the base in 1963 by President John Kennedy, who declared it to be "a great natural resource."

Thompson was in charge of preparing for Kennedy's visit, which attracted about 7,500 people to the base, he said. "It's a mammoth thing to prepare for the president," he recalled.

He said Kennedy wanted Tongue Point to become a military weapons acquisition school, but that idea was abandoned after Kennedy's assassination later that year.

Instead, a large portion of the base became a Job Corps center in February 1965 as part of President Lyndon Johnson's "Great Society" initiative. Thompson remained, working 10 years as plant superintendent for the University of Oregon, which operated the center until 1975, and then since 1975 as manager of center operations for center contractor RCA Government Services Co.

"AS FAR AS I'm concerned that Job Corps has been the highest and best use of the property," he said.

But Thompson remains concerned about that portion of Tongue Point not occupied by Job Corps — the prime industrial site and pier area owned since 1980 by the Oregon State Land Board.

Revenues generated from lease of the site are to benefit the state's common school fund. Thompson now feels free to speak up about that.

"There's no way that can make money for the school fund," he said. "I think we've got to stop the state from acquiring property that the state does not manage properly."

Thompson does not expect to ever see U.S. Navy minesweepers at Tongue Point, despite announced plans, because of federal budget limitations. He also said the site was unsuitable for some proposed uses because of insufficient backup land unless tidelands are filled.

He said an auto transport facility might work there, but only if the railroad bed serving the area was rebuilt. "But the railroad is reluctant to do anything like that based on a promise," he said.

The state ought to turn the industrial land at Tongue Point over to the Port of Astoria, Thompson said.

Thompson and his wife, Marge, plan to do lots of traveling in retirement. But he will stay close enough to Tongue Point to keep abreast of decisions made about its future.

DAILY ASTORIAN 4/18/88

Job Corps center wins top award

For the third year in a row, a local residential and vocational training program for youths has earned a national award.

The Tongue Point Job Corps Center east of Astoria has been awarded the GE Government Services Co.'s "President's Cup" for a No. 1 performance ranking among company facilities nationwide. The company recently changed its name from RCA Services Co., to reflect General Electric Co.'s purchase of RCA.

John Crosby, director of the Tongue Point center, accepted the award Thursday during a ceremonial dinner at company headquarters in Cherry Hill, N.J.

Job Corps is a residential and vocational training program for disadvantaged youths. The Tongue Point center, operated by GE Government Services Co. under a contract with the federal Labor Department, employs about 155 people and enrolls about 1,000 students annually.

The Tongue Point program competed against about eight other Job Corps centers operated by GE. Among the judges' criteria were retention of clients, cost-effectiveness, educational gains, placement of graduates and goals achievement.

"I hope this isn't getting boring," Crosby quipped Wednesday to Tongue Point's Community Relations Council as he announced the repeat award.

He gave credit to the center's employees for their award-winning work.

DAILY ASTORIAN 4/20/88

Three staff members from Tongue Point Job Corps Center enjoyed a trip to Cherry Hill, N.J., in March with center director JOHN CROSBY. They went to receive special awards from General Electric Government Services Co., the center operator.

The three are finance manager CASSANDRA POLLARD, center manager of the year; and computer coordinator BETSY KELLY and residential adviser JON LEVY, staff members of the year.

The company, headquartered in Cherry Hill, was RCA Government Services Co. until recently, when the name was changed to reflect RCA's purchase by General Electric Co.

The Daily Astorian—KENT KERR

Neil Sherbakoff and his son, Jason, were reunited on the North Coast after not having communicated for a decade.

DAILY ASTORIAN 4/19/88

Pair reunited after decade

Happenstance brings ather, son back together

By JOHN FORTMEYER
Of The Daily Astorian

HAMMOND — To Jason and Neil Sherbakoff, the events of the past two weeks seem too orchestrated to be just coincidence.

"It's unreal, really," says Jason, 16, of his surprise reunion this month with Neil, the father he had not seen for 10 years.

"I feel it was God's will," agrees Neil, 46, as he looks with a mixture of fondness and amazement at the boy who has grown up to resemble him.

What brought them together was a chance meeting another Hammond resident, Bev Broderick, had April 12 with Neil Sherbakoff.

Neil Sherbakoff, his wife, Pamela, and two young children moved to Astoria last July from eastern Washington. In February they moved to a mobile home development in Hammond.

Broderick, who lives nearby, was walking in the development, examining a vacant lot for possible purchase, when she saw the Sherbakoff's mobile home. Although she did not know the owners, she was curious about the home's interior, so she walked over and introduced herself, and she and Neil Sherbakoff started to chat.

After a time he gave his name, to which Broderick responded, "Sherbakoff? That sounds familiar." She explained that she was a supervisor at Astoria's Tongue Point Job Corps Center, a residential vocational training program for youths, and that she thought a recent enrollee there had a similar name, if not the same name.

For Broderick, it was only a casual comment, but for Neil Sherbakoff, whose surname is very uncommon, it was a shocker. He explained that he had a son from a previous marriage whom he had not seen in 10 years and whose whereabouts he didn't know.

Could this be him?

Broderick said she would check on the boy's identity the next morning and let him know.

Neil Sherbakoff's hopes immediately soared. "He almost went into tears when (Bev) was here," recalls Pam Sherbakoff. "He could hardly control himself all day, and he didn't sleep at all."

The next morning, Broderick was in a hallway at Tongue Point when she saw Jason Sherbakoff, who came to the center in February from Renton, Wash., to study in the Job Corps' glazing program. She called him over.

"I thought I was in trouble," he recalls.

But instead, she showed him a checkstub the Sherbakoffs had given her that bore Pam Sherbakoff's name. While the name "Pamela Sherbakoff" meant nothing to the boy, some other details offered by Broderick did. She described the man whom she had met the day before.

See Reunion, Page 4

Reunion

Continued from Page 1

"At first I said 'No, I don't think it's my dad,' " he recalls. "But then I asked more questions."

The tears came to his eyes when — upon hearing that the man was a meatcutter at Hauke's Sentry in Astoria — he realized that it was indeed his father. Although he was very young when he last saw his father, he remembered that he had been a meatcutter.

It was a very excited teen-ager who, after the conclusion of classes that day, phoned with the cheery greeting, "Hey, what's up!" re-establishing communication with his father.

"It's like we had been talking for years," Jason Sherbakoff says. "He called me a 'squirt' and asked how big I was. Then he said, 'I can still take you on!' "

They arranged to meet that evening. Jason Sherbakoff came through a doorway in his residence hall, expecting to have to walk out to the front gate to meet his father. But there he was in the hall lobby.

"He went to shake my hand, but I just gave him a hug, and his eyes were watering," the youth remembers.

The center staff agreed to give Jason Sherbakoff four days off from classes so he could stay at his father's home. He met his new "family" — his stepmother, 4½-year-old Tyson Jon, and 2-year-old Natasha.

After four days there, he said, he felt like a typical teen-ager who was right at home. He was even raiding the refrigerator.

"I love it," he says with a big grin. "I've never had any brothers or sisters. I have someone to pick on finally."

"It's been real exciting," Pam Sherbakoff says. "He's a joy to have around. I really enjoy him. I always hoped I could meet him someday."

She says the youth is "a lot like his dad," not only in physical resemblance but also in personality.

The father and son spent much of those four days just talking, sharing their feelings about the difficult circumstances more than a decade ago that led to sharp disagreements over child visitation rights, which eventually caused the pair to lose touch.

But now the two are ready to catch up on lost time. Jason Sherbakoff says he always knew that his dad cared about him, and Neil Sherbakoff says he had long held out hope that he might see his boy again.

"What can I say?" says Neil Sherbakoff, still shaking his head at how the pieces fell into place. "Your life passes right by — all the things you haven't done. But I just knew it would happen one of these days."

"It's beyond words," agrees Jason Sherbakoff, as he shares a glance with his dad. "It's just too perfect."

THANK YOU

The following businesses, groups and organizations helped make the 1988 Great Astoria Crab Feed and Seafood Festival the most successful ever. The Festival Committee and Chamber staff wish to say THANKS! for all your help. The event was so large and the support so great, we hope we have not inadvertently left anyone off the list.

Astoria Ambassadors
Astoria Builder Supply
Astoria Dunes Motel
Astoria Historical Tours
Astoria Ice
Astoria Park & Recreation
Astoria Police Department
Astoria Public Works
Astoria Rotary
Astoria Rotary Club
Astoria Veterinary Clinic
Balloonatiks
Bank of Astoria
Benjamin Franklin S & L
Birdwell Motors
Brass Rail Restaurant
Camp Rilea - National Guard
City Center Motel
City Lumber
Clatsop Co. Historical Society
Clatsop Co. Road Department
Clatsop Co. Search & Rescue
Clatsop Co. Sheriff's Department
Clatsop Community College
Coast Rehabilitation
Collins House B & B
Columbia Pacific Fishing Charters
Columbia River Maritime Museum
Cooke Cablevision
Corkey's Fishing Charters of Hammond
Crest Motel
Custard King
D & D Concrete
Daily Astorian
Dairy Queen Brazier of Astoria
Dutch Cup Restaurant
Ferrell's Lumber
First Interstate Bank
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House of Chan Restaurant
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KAST Radio
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KVAS Radio
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Northwest Natural Gas
Pacific Northwest Bell
Pacific Power & Light
Pacific Rim Restaurant
Pig 'n Pancake Restaurant
Red Lion Motor Inn
Red Lion Seafare Restaurant
Rosebriar Inn B & B
Scandinavian Festival Assoc.
Ship Inn Restaurant & Pub
State of Oregon Highway Division
State of Oregon Land Division
Stevedores of America
The Gift Galleon
Thunderbird Fishing Charters
Tongue Point Fire Department
Tongue Point Job Corps - G.E.
U-Haul Downtown Shell Station
U.S. Bank
Uniontown Cafe
United States Coast Guard
Volunteer Photographers
Volunteers for Admissions Booth
Volunteers for Banking
Volunteers for Hand Stamping
Volunteers for Information Booth
Volunteers for Raffle Booth
Volunteers for Retail Sales Booth
Wadsworth Electric
Warrenton Builders Supply
Warrenton Deep Sea Fishing Charters
Warrenton-Hammond Police

GREATER ASTORIA AREA CHAMBER OF COMMERCE

Fund for ailing youth has raised $21,000 so far

By JOAN HERMAN
Of The Daily Astorian

4/29/88

A whirlwind effort has raised about $21,000 for the family of a 7-year-old Astoria boy who needs a costly bone marrow transplant.

The organizers of the "Rally for Jake" are hoping their carnival and giant rummage sale will net a healthy sum, too, for the family of Jacob "Jake" Schmitz. The rally will be from 10 a.m. to 7 p.m. Sunday at the Clatsop County Fairgrounds, 20th Street and Marine Drive, Astoria.

Jake, a Star of the Sea School first-grader, has leukemia and eventually will need an experimental bone marrow transplant that could cost upward of $200,000, his doctors have said.

Steve and Dorene Schmitz's insurance will cover 80 percent of Jake's medical bills, but that still will leave "a sizable chunk the family cannot afford," Dorene Schmitz has said.

Judging by fund-raising efforts so far, the family may not have to worry about how they will find the money. By Thursday afternoon, more than half of the projected $40,000 bill had been raised.

A BANK ACCOUNT opened in Jake's name at First Interstate Bank of Oregon contained $13,634 late Thursday. The donations have ranged from $2 and $3 to the hundreds of dollars, said Delores Strickland of First Interstate.

The donors have included school children, a Tongue Point Job Corps student and businesses. An anonymous donor deposited $500 in the account Thursday.

About 1,600 letters sent to area businesses had collected nearly $8,000 for the family, as well, said rally co-organizer Skip Hauke, owner of Hauke's Markets.

Depending on how successful the rally is, more than $40,000 may be collected for the family by the end of the weekend, he said. If that happens, any money not needed would be kept in an interest-bearing bank account for use when a similar emergency arises in the community, he said.

In light of controversy surrounding fund-raising efforts for a leukemia victim in the Portland area, Sunset Empire residents involved in the Schmitz family's plight want to be open about exactly where the money is going, Hauke added.

With the exception of buying postage to mail the letters to businesses, none of the money is paying for administrative expenses, he said. "Everything is going to Jake."

TO MAKE THE rally as successful as possible, its organizers, Hauke and Dan Van Dusen of Van Dusen Beverages, have added several other events.

Besides the rummage sale (from 10 a.m. to 7 p.m.) and chicken dinners for $3.99 (from 11 a.m. to 7 p.m.), the rally also will feature performances by the North Coast Big Band (2 p.m. to 4 p.m.) and the Hog Water String Band (from 4 p.m.).

Helping prepare the dinners will be several local "celebrities," including Sen. Joan Dukes, D-Svensen; Rep. Tom Hanlon, D-Cannon Beach; Astoria police Chief Ron Loule; Miss Clatsop County Tracy Parrish and Paul Kauttu, a retired U.S. Air Force brigadier general and former leader of the "Thunderbirds," the Air Force's acrobatic team.

A dunk tank (from 10 a.m. to 5 p.m.) will feature other celebrities, including Clatsop County Assessor-Tax Collector Glen Jones, county Animal Control Officer Tommie Brunick, county jail administrator Joe Brunick and Dan Arnoth, president-elect of the Greater Astoria Area Chamber of Commerce.

Other activities will include a silent auction (10 a.m. to 5 p.m.), and stagecoach and antique-car rides. A three-mile walk-a-thon from Astoria High School to the fairgrounds will begin at 1 p.m.

Admission to the rally is 50 cents per person and $1 per family, which includes parking.

Pact to bring police to neighborhood

By ANDREA KENNET
Of The Daily Astorian

Emerald Heights residents could soon see Astoria police officers in their neighborhood.

A contract is in the works that would provide limited Astoria Police Department service to the low-rent housing complex at the city's east end, officials said.

"Our lawyer and the lawyer for the city have come to an agreement," said John Crosby, director of the Tongue Point Job Corps Center and landlord of Emerald Heights. He works for General Electric Government Services Co., which manages the federally owned residential area and the neighboring Job Corps center under a government contract.

"In principle, the parties agree what they want to do but nothing has been signed," said Jeanyse Snow, a deputy city attorney.

Any contract must still be approved by General Electric and the Astoria City Council.

Emerald Heights residents sounded an alarm in January about police protection in their neighborhood. The security officers in Emerald Heights carry badges and guns but have no more arrest authority than any private citizen. City police say they won't respond because they have no jurisdiction in the federal enclave.

Under the proposal, Astoria police would respond only to crimes in progress and cases in which life is in danger, Police Chief Ron Louie said. A private, 12-member security force that now patrols Emerald Heights and the Job Corps center would continue to handle most cases.

Follow-up investigations would be turned over to a federal law enforcement agency except when Astoria police make an immediate arrest. In those cases, Astoria police would complete the investigation.

Louie said that once a contract is signed he will hold a neighborhood meeting to explain what kind of service residents can expect from the Police Department.

General Electric would be charged at an annual rate of $36,712; the bill would be prorated according to the length of the contract. The charge will cover the addition of one police officer to bring the department's ranks to 17.

See Emerald Heights, Page 4

DAILY ASTORIAN 5/11/88

Emerald Heights

Continued from Page 1

The city government would charge for the service because Emerald Heights residents pay no property taxes, Crosby said residential rent for the former military housing complex likely would be raised to cover the cost; however, he expects no increase before Sept. 30, when the contract ends.

By then, officials hope to have resolved the issue of concurrent jurisdiction, which would give city police legal authority on the federal property. At the city's request, the U.S. Department of Labor, which owns Emerald Heights, is seeking a federal court opinion on the issue.

Until the court responds, the U.S. Marshal's Office has indicated it will deputize Astoria police officers, Louie said he was awaiting the marshal's response to his request that he and all the department's officers be deputized.

The same issue also held up the temporary service contract. Officials announced in March that a contract was imminent. City Manager Jim Flint, however, said the city needed protection from any challenge of its jurisdiction. Liability insurance in such cases isn't available, he said.

That issue was resolved Tuesday morning, Crosby said. Snow will write a new contract and send it to General Electric headquarters in Cherry Hill, N.J., for approval.

"If there are no glitches, it definitely will be signed next week," Crosby said.

Problems with law enforcement in Emerald Heights developed when the longtime security chief, Ray Miller, left in November 1986. He had been deputized by the U.S. Marshal's Office in Portland, giving him full arrest and ticketing powers. However, the U.S. Marshal has refused to give the same authority to Miller's successor, Scott Hendrickson, who had been a police chief in two Washington towns for 20 years.

Seeking a solution, Crosby turned to the Astoria city government. The proposed contract is a compromise; full, 24-hour protection would have cost $125,000.

Saturday set for Astoria cleanup

Astoria will do its spring cleaning on a large scale Saturday.

Starting at 9 a.m., about 50 volunteers will descend on the east end of town to clean up litter and overgrown weeds along Marine Drive. Members of the City Council and the city administration will paint the doors and window frames of the old Uppertown Fire Hall now leased to the Astoria Gymnastics Association. The city Public Works and Parks and Recreation departments sandblasted the brick building and prepared it for painting.

The Astoria Rotary, Kiwanis and Lions clubs and five students from the Tongue Point Job Corps Center will participate.

Persons interested in helping can show up at the Astoria Senior Center, 1111 Exchange St., where doughnuts, cookies and coffee will be available and assignments handed out. Lunch for the volunteers will be served at noon.

Free dumping will be offered to Astoria residents Saturday and Sunday at Excel Services Inc.'s garbage transfer station, 1790 Williamsport Road. The transfer station will be open from 8:30 a.m. to 4:30 p.m. both days. Persons taking advantage of the free dumping offer will be required to show proof of city residency.

The Astoria Police Department is stepping up efforts to clear abandoned vehicles from city streets. Abandoned vehicles can be reported by phoning the police station, 325-4411, preferably during business hours.

...AILY ASTORIAN, Vol. 223 MONDAY ...AY 9, 1988

The Daily Astorian—KENT KERR

'How was that?' Jena Parson asked of KVAS morning host and station co-owner Larry Heinrich as she cued a record.

Signpost to a career path

38 students get down to business

By JOHN FORTMEYER
Of The Daily Astorian

Jena Parson looked over the rows of knobs and switches in front of her and cautiously reached for the panel.

"Is there anything to adjust?" she asked, hoping for a quick response from the man guiding her. "It looks just like a big stereo."

Her host showed her which way to turn a knob, as she listened carefully through the headphones to know the precise moment to flip a switch with her other hand.

Like a professional, she executed the maneuver smoothly. "Look at that segue!" said Larry Heinrich, co-owner and morning host on Astoria's KVAS radio, impressed how his young guest handled the transition from one country music record to another.

Parson was one of dozens of young people who got a big assist Friday in the important and often difficult process of deciding what to do with their lives.

The 38 students, who attend either Astoria or Knappa high schools or the Tongue Point Job Corps Center near Astoria, all discovered first-hand what a typical day in the working world was like.

In a program offered annually for 37 years by the Astoria Elks Lodge, the students selected a vocation of interest and spent the day with a person in that field.

THE LIST OF occupations to choose from was varied. Included were municipal government, public safety and judicial positions; the media; banking; utilities; and health care. The students and their hosts closed out the day with a dinner at the Elks Lodge.

Parson, who is considering studying either communications or art history at the University of Oregon after she graduates in June from Astoria High School, got her first inside look at radio.

During Heinrich's morning show, she got a feel for the quick pace at which radio personalities gather information, introduce songs, cue records, and flip switches.

She also spent some time on the business rounds with Kari Pearson, KVAS advertising sales representative.

"I can emphathize with her," said Person, who said Pearson's duties were similar to her own experiences selling advertising space for high school publications. "I know how hard it is to go into businesses and ask them."

Person said she planned, for now, to work away from Astoria after college.

"But it's nice to know that if I did come back to Astoria, there would be something available in the field I'm interested in."

Another student scanned communications opportunities Friday, but on the print side. Knappa High senior Lisa Barendse spent the day at The Daily Astorian, with Steve Forrester, editor and publisher, serving as her host. She observed the various departments, including editorial, advertising and production.

"I LIKE TO write, but I'm not that good at it," she said. "I don't know yet if I would go into journalism or not."

But she was impressed by one facet of Forrester's work — the large stack of mail awaiting him Friday morning.

"I'd love to get that much mail each day," she said.

Meanwhile, three students from Astoria High were busy watching the proceedings at the Clatsop County Circuit Court.

Saara Carlson and Jenni Capelien, the guests of Judge Thomas Edison and visiting Judge Delbert Mayer of Tillamook County, were allowed to don judicial robes and sit at the bench during a jury trial on a domestic abuse case. They also observed a separate hearing on a restraining order. Also watching was Tracy Norgaard, hosted by Glenn Faber, the county's deputy district attorney.

Norgaard said the morning was "very fascinating" because the case was a "very emotional one." She was also impressed how carefully Faber had to prepare himself for whatever testimony was given during the trial.

Capelien said the court was a bit different from what she had seen on television. "It's not quite like the People's Court," she said.

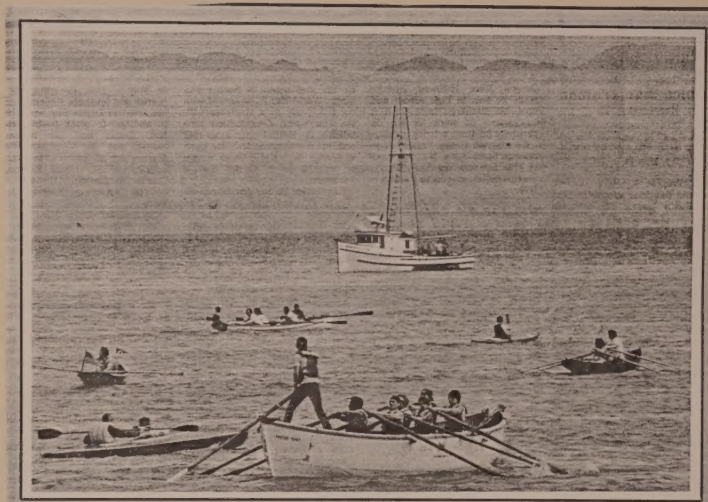
MAYER PRAISED THE Elks program for giving the youths a feel for the responsibilities that people bear in their careers. "I think the experience is really excellent for the students," he said.

Edison agreed. "It's a nice way to both entertain and educate them," he said.

Edison recalled that more than two decades ago, a local student, Charles Luukinen, had his first exposure to the court system through the Elks program, when Edison was the county's district attorney.

That student was quite impressed and decided to pursue a career in law, Edison said. Today Luukinen is a circuit judge in Polk County, Edison said proudly.

'It's not quite like People's Court,' says Jenni Capelien, who donned robes to sit in with visiting Circuit Court Judge Delbert Mayer of Tillamook County.



The Daily Astorian—KENT KERR

Oar, paddle and — pedal?

A contest that normally puts the biggest demand on arm muscles was dominated by leg muscles as John Foley of Portland and his pedal-powered aluminum catamaran, left, won both the 1.5-mile and 3-mile competitions in Astoria's annual "Lower Columbia Spring Row-in"

The Saturday morning race on the Columbia River was sponsored by the Columbia River Maritime Museum as part of its eighth yearly observance of Maritime Week.

Twenty-one boats, all human-powered, were entered in the race. Kayaks, canoes and rowing vessels of all kinds were joined by the 'Seacycle' craft manufactured by a Portland firm in which Foley is a partner. Foley did the short course in slightly more than 22 minutes and the entire long course in just over 35 minutes.

Above, students from the Tongue Point Job Corps Center, foreground, manned the oars as the competition began.

DAILY ASTORIAN 5/16/88

Youths honored for perseverance, achievement

By JOAN HERMAN
Of The Daily Astorian

Four years ago, the last place Deborah Pounds expected to be was standing in front of an audience of community leaders accepting an award.

This was not just any award, either. The Astoria High School senior isn't an athletic star or straight-A student, although her 3.3 grade-point average is nothing to scoff about.

Her accomplishment was far more significant. One of her school counselors, Greg Enns, called it nothing less than miraculous.

Pounds was a drug and alcohol abuser, Enns told the audience. The key word, though, is 'was.' Since 1984, she literally has turned her life around. Now, the young woman is helping others faced with the same challenge, he said.

"This is really hard to believe because four years ago, I didn't think I'd ever be able to make it," a tearful Pounds told the audience. "Thank you."

Pounds was among nine Clatsop County youths honored at the first annual Youth Recognition Awards luncheon Wednesday at the Astoria Golf & Country Club.

The banquet, attended by about 100 community dignitaries and family members, was the idea of the county Juvenile Services Commission. It wanted to honor students whose accomplishments, though significant, would otherwise go unnoticed.

So the commission requested, and received, nominations from school officials and other people who work with youths. Out of the many nominations it took in, the commission selected nine youths for the awards.

State Sen. Joan Dukes, D-Svensen, announced the winners during the luncheon. Besides Pounds, they were:

• Patti Robinson, of Seaside High School, nominated by her school counselor, Neil Branson.

Branson met Robinson two years ago when she moved to the North Coast from the Midwest. Besides facing the challenge of entering a new school filled with strangers, Robinson also was behind in her credits because of the transfer. She was having other problems, as well, which Branson did not specify.

"It seemed like there were many, many hurdles" for her, Branson told the audience. Robinson even considered dropping out of school.

Robinson took a course many in her position would not, Bransom continued. She decided not to quit. "She hung in there," he said, and because of her determination, she will graduate.

Robinson also has volunteered her time in the community, working on the Trails' End marathon committee, among other things, Branson said.

• John Shiprack, of the Tongue Point Job Corps Center, nominated by Cindy Benson, a counselor for the Clatsop County Juvenile Department.

Shiprack came to the Juvenile Department's attention when he was 16, department director Chuck Sybrandt said. He was in trouble with the law. He had no place to live, no family support, no job, and a drug and alcohol problem.

"John had two choices," Sybrandt said. He could keep on going as he was or he could take the harder road and turn his life around. "He chose to take the challenge. He asked to go into the Job Corps."

One year later, Shiprack has become a certified arc welder, earned his general educational development degree and joined the Job Corps Center's leadership program, Sybrandt said. "I'm very proud to nominate him."

• Mitchell Reed, of Warrenton Grade School, nominated by school Principal Bernard LaCasse.

In the 4½ years that he's lived on the North Coast, Reed has learned to control his anger and impules, LaCasse said.

Reed has channeled his energy into constructive tasks, such as helping out on the family farm, LaCasse said. He also is involved with his church and with 4-H programs, raising lambs, pigs, steers and rabbits.

• Brenda Bassett, of Seaside High School, nominated by school counselor Wally Hamer.

One year ago, Bassett was at rock bottom, Hamer said. Her mother had died of cancer, and she had other problems, too. The member of the girl's basketball team "had a rough time as far as (finding) direction in her life," he said. So she quit the team in the middle of the season and left school.

A different, more mature Bassett returned to school in the fall. She was starting to smile and laugh again. She also was showing a caring side of herself that had not surfaced before. She will be among her high school's graduating class this spring.

"Brenda's really made some great changes in her own personal life," Hamer said. "I'm really proud of her for that. She's been a real inspiration to me, a real testimony to overcoming some trials."

• Brian Luoma, of Warrenton High School, who was nominated by four people, including Chuck Kraus, director of the Clatsop Education Service District's Instructional Media Center, where Luoma works.

"Brian has a strong work ethic," Kraus said. "He applies himself totally to what he does."

The 17-year-old youth does an exceptional job with laminating and dry-mounting projects at the media center, Kraus said. When he runs out of work, he checks to see who else might need help.

"That's initiative," Kraus said. "We're proud of this boy."

• Jessica Dee, of Warrenton High School, nominated by school counselor Richard Ridout.

Dee was critically injured in a one-car collision in the fall of 1986, Principal Hazen Barnard told the audience. Initially, doctors were unsure whether she would survive the crash, he said. But as Dee progressed, their next worry was whether she would ever walk again.

Dee, who strode to the podium to accept the award, has far surpassed everyone's expectations, Barnard said. She has not only caught up with her classes in school, she has maintained a "B" average, ranking 18th out of a class of 63. She chaired the school's recent blood drive and belongs to the Girls' League and the school's chapter of Students Against Drunk Drivers. In March, the school's teachers voted her Student of the Month.

The courageous student has been nothing less than an inspiration for the school, Barnard said. "You have done much more for Warrenton High School than we have done for you."

• Tawna McCutcheon, of Clatsop Community College's alternative education program, nominated by Becky Haglund-Smith, a program counselor.

Haglund-Smith first met a "very angry" McCutcheon three years ago. The 15-year-old was faced with many frustrations and had left school. It wasn't the last time she would drop out, either, Haglund-Smith said.

But in 1987, McCutcheon made up her mind she would get her diploma, and she stuck to her goal. She will graduate in June.

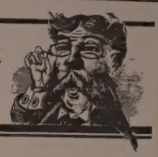
"Three years ago, she was a little girl," said Haglund-Smith, her voice wavering with emotion. "Now she is a woman and she is going to make a mark for herself."

• Sonia Swenson, of Knappa High School, nominated by teacher Leanne Stewart.

Swenson, Stewart said, enrolled as a freshman at the school three years ago. Since then, she has attended other schools, as well. She returned to Knappa High this year, still a freshman.

But in that time, Swenson has matured from an unsmiling teen-ager to an honor student who demonstrates that she does know how to laugh and smile, Stewart said.

In One Ear



City of Astoria gets clean spring look

Astorians apparently generate a lot of trash: More than 129 tons of garbage were dropped off at Excel Services Inc.'s garbage transfer station during the May 14-15 "free dump days" for city residents. That's three more tons than last spring's record.

The spring-cleaning effort extended to the city itself. While Astoria City Council members and city administrators focused on painting the doors of the old Uppertown Fire Hall, other city workers and several groups and individuals pitched in to whack down weeds and pick up debris in other parts of the city.

Participating were the Astoria Lions and Astoria Kiwanis clubs, Floral-Alameda Neighborhood Association, Astoria School District, Astoria Seniors, Cub Scout Pack 335, Tongue Point Job Corps students VERNON PARROW, TIM GASKILL and EDWIN WATKINS, and JIM PEKOE of Dustbusters.

Donating refreshments and lunch served to the volunteers were Van Dusen Beverages, Home Baking Co., Franz Bakery, Lindstrom's Danish Maid Bakery, Astoria Safeway store and Peter Pan Market.

Schools revising alternative education approach

By JOHN FORTMEYER
Of The Daily Astorian

A new law requires that alternative education classes be available to some high school students, but three school districts are dropping a 4-year-old program in favor of a new approach.

They are hurrying to set up a replacement program by fall. Meanwhile, a fourth district wants to keep the current program.

The districts' decision to end the Alternative Education Program at Clatsop Community College this month troubles its coordinator and a college staff member who oversees a similar, related program.

Both say the decision is especially confusing because community colleges statewide are calling for increased teamwork with local school districts to reduce the high school dropout rate.

The Alternative Education Program began four years ago as a joint effort of the Astoria, Warrenton-Hammond, Seaside and Columbia SJ school districts. Becki Haglund-Smith has coordinated the program from the outset.

The program is housed at the college campus in Astoria but funded by the school districts, each of which pays proportionately for its share of enrollment.

FROM THE PROGRAM'S inception through June 1987, 25 students graduated with one of three kinds of diplomas: a standard high school diploma, based on both classroom time and material learned; an adult high school diploma, based on material learned and with less emphasis on classroom time; and a General Educational Development, or GED, diploma, based on tests alone.

Of those 25, 11 were adult high school diplomas, three were standard and 11 were GEDs.

Last winter, the program had 28 students enrolled and a waiting list of six.

Although she has not been told directly by the three districts' superintendents, Haglund-Smith said they apparently grew dissatisfied with the program's results and its costs. Three of the four districts' superintendents started their jobs last year and didn't play a part in starting the program.

Stuart Kammerman, Astoria superintendent, confirmed that concern about the benefits of the program compared with its costs largely influenced his decision to end Astoria's participation.

He said that of 49 Astoria students enrolled in the program the past three years, only one received a standard high school diploma. He added that the district's cost per year for the program was about $16,000.

'These students are of worth. If they are going to be swept under the carpet, then society loses.'
—Becki Haglund-Smith

Describing that expense as a "subsidy" for a small group of students, Kammerman said it "raised questions in my mind of the responsibility of the school district in spending that kind of money."

KAMMERMAN SAID THE money would be bet directed toward programs benefiting far more students, particularly a long-delayed improvement in foreign language facilities at Astoria High School, serving 150 students annually.

He said he also envisioned a broader-based alternative education program that could involve a greater variety of students.

Not every enrollee completed the alternative education program, Haglund-Smith acknowledged. She said youths with severe emotional needs and self-esteem problems who were uncomfortable in a traditional school setting didn't always find their niche in the program.

"These students are expensive students," she said. "These kids have big problems."

Even before the program's demise was decided, she had planned to make this her last year as coordinator because she was "burned out," she said.

"We speak of kids being needy — they will suck

See Alternative, Page 4

Open Forum

Generous gifts

On May 24, at a luncheon held in the school library, Astor School honored 65 people who have volunteered their time to help in the library, the HOSTS reading program and the classrooms this year.

The volunteers include Job Corps staff and students, retired people, mothers and fathers of Astor students and the school superintendent, as well as other people whose work schedules allow them to spend a few hours a week with us. Some work directly with students; some do clerical work — and all are invaluable.

When Gov. Goldschmidt was in Astoria to talk about his Children's Agenda, he stressed that the State of Oregon is not going to bail us out of the problems faced by our young people. Instead, we all have to do that — by giving our time, our attention, and our ears to our youngsters. The volunteers at Astor are doing exactly that. And they make a difference. The children and staff at Astor School thank them for the generous gifts of their time and love.

THE ASTOR SCHOOL STAFF
Judy Bigby
Principal

DAILY ASTORIAN 6/2/88

Alternative

Continued from Page 1

you dry," Smith said.

But she still felt pride about the program.

"A lot of my students made a lot of really good progress and never came out of here with a piece of paper," she said. "There's no amount of money that can cover (the worth of) keeping them off the streets."

"THERE'S NO QUESTION that Becki has done a conscientious job," Kammerman said. "I know she's very, very, very caring about kids. But that's not the issue."

Harold Riggan, the Seaside district's superintendent, also praised Haglund-Smith's work. "With some of our students, we saw some real successes," he said. "I personally believe that (she) did a wonderful job. She was able to relate well with the students and certainly cared about them."

But, Riggan said, the program had failed to adequately tap educational resources countywide and had become simply a college-based adult high school completion program. "That wasn't envisioned initially," he said.

'There's no question that Becki (Haglund-Smith) has done a conscientious job. I know she's very, very, very caring about kids. But that's not the issue.'
—Stuart Kammerman

The tight budgets that school districts faced earlier this year also influenced the decision, Kammerman and Riggan said. Riggan said transporting the students to the college was especially costly.

Bill Hilton, Warrenton-Hammond superintendent, said he had no criticism about the program; however, he said, the superintendents wanted to "do something that was a little more attached to the schools," possibly through the Area Vocational Center operated by the Clatsop County Education Service District.

He said the superintendents also thought that with Haglund-Smith planning to leave it was a logical time to make a change.

BUT EARL FISHER, principal of Columbia SJ's Knappa High School, said he and SJ Superintendent Duane Scott saw no reason for a change. They hope to continue the program in a similar form at the college next fall for Knappa students.

"I like just about everything about it that I can see," he said, adding that his school's enrollees had had a good completion rate. "I've been extremely happy with the program, and Becki's been a wonderful person to work with."

Offering a similar curriculum to the alternative education program, but with costs covered by the students themselves, is the college's own Adult High School Diploma-GED program for those 16 years old and older. Haglund-Smith also was a counselor for that program, and it will be immediately hurt by the loss of her position, said Linda Gallino, who, as the college's coordinator of adult secondary education, oversees the college program.

With the reduced staff, college administrators are considering cutting back the program enrollment for students ages 16 and 17, Gallino said. She said that might mean some current enrollees would not be allowed back this fall.

"We're (possibly) going to have to decide who stays and who goes," she said.

Last winter term, Gallino's program had 39 students registered and 22 on a waiting list.

UNDER A NEW law, Oregon's public school districts starting this fall must offer alternative instruction to high school students who are threatened with expulsion.

To comply, Astoria, Seaside and Warrenton-Hammond have asked the help of the service district. Dorence Cote, the agency's director of education programs and services, is working hard to develop a new alternative education program that could involve not only the college and the Area Vocational Center but the Tongue Point Job Corps Center, RCA Service Co.'s job training programs, Clatsop County Mental Health and the Clatsop County Extension Service.

"We want certain components accessible from all these programs," Cote said Wednesday.

He has met with dozens of educators and agency representatives in recent weeks to hammer out a study program that could involve counseling, cooperative work experience, career preparation and basic skills instruction.

Assisting Cote is Maria Fourez, the county's new youth services coordinator under Gov. Neil Goldschmidt's statewide "Student Retention initiative" to reduce the student dropout rate.

"TIME IS SHORT, Cote and the superintendents acknowledged. Cote agreed with Hilton's assessment that it's a "tough assignment," especially since work on the new program was delayed until a month ago.

But Cote said he was optimistic that a program would be in place come fall. And by utilizing existing services, he said, it would mean little or no cost to the districts. "All of these (component programs) are happening already," he said.

Ironically, while the college faces a reduced role in alternative education here, its companion schools throughout Oregon want a greater role.

"It is critical that community colleges and high schools combine efforts to prepare at-risk youth and adults to meet future employment needs of business and industry," stated a May 11 report by Oregon's community colleges to Goldschmidt. The report was made in response to the Student Retention Initiative.

Haglund-Smith said she hoped the replacement program here would meet the complex emotional needs of students who seek alternative classes. She said such a program should provide "viable alternatives, with flexibility in the subject matter and environment and good support services."

"If it can build good self-esteem, then I won't be upset," she said.

It's in everyone's best interest to give the youths special attention, she said.

"These students are of worth," she said. "If they are going to be swept under the carpet, then society loses."

DAILY ASTORIAN 6/2/88

Open Forum

Fine resource

During the Astoria Middle School eighth grade celebration Friday, June 3, three members of the Tongue Point Job Corps Center served as disc jockeys for the dance. This is to publicly acknowledge them and the positive contribution they made to the success of the eighth graders' evening.

Yvette Mills, Frank Grandison and Michael Pate are outstanding representatives of the center. They represent the quality students now at Tongue Point and should remind all of us in Astoria that a very positive transformation has occurred at Tongue Point. The students, staff and director should not be taken for granted nor the programs offered dismissed lightly. They are a fine community addition and resource.

JOHN JENSEN
Astoria Middle School

Emerald Heights police agreement hits a snag

Jurisdictional quirk hasn't been eliminated

By ANDREA KENNET
Of The Daily Astorian

It could take an act of Congress to get Astoria police officers into Emerald Heights.

An agreement reached a month ago to provide law enforcement service to the low-cost housing complex at the east end of town has hit yet another snag. The landlord of Emerald Heights and the Astoria city government may turn to Congressman Les AuCoin, D-Ore., for help, officials said.

"This is like trying to round up ants. You get one thing rounded up and another thing breaks loose," John Crosby complained Friday.

As director of the Tongue Point Job Corps Center, Crosby is Emerald Heights' landlord. He is employed by General Electric Government Services Inc., which manages the center under a contract with the U.S. Department of Labor.

The latest hitch again revolves around the question of concurrent jurisdiction. Without concurrent jurisdiction, city police have no arrest or ticketing authority in Emerald Heights, which is a federal enclave.

The Department of Labor has asked the U.S. Justice Department to obtain a federal court opinion to clarify whether existing federal law gives Astoria that concurrent jurisdiction. City attorneys think the laws don't. The Justice Department still hasn't acted.

ASTORIA CITY MANAGER Jim Flint explained that Justice officials are trying to get a better understanding of the laws themselves before going to court. If they too think the laws rule out concurrent jurisdiction in this situation, they probably won't seek a court opinion.

If that's the case, officials may ask AuCoin to introduce legislation to grant concurrent jurisdiction to Astoria, Flint said. "This is an option."

Crosby said he hoped to meet next week in Washington, D.C., with AuCoin staff aide Stephen Anderson.

Crosby wants to clarify the issue soon because the U.S. marshal has indicated he will only deputize Astoria police officers for up to six months. Deputizing city police officers would give them authority in Emerald Heights.

The problem originally developed when longtime security chief Ray Miller left in November 1986 to take a different job. He had been deputized by the U.S. Marshal's Office in Portland and had full arrest and ticketing powers. However, the marshal has refused to give the same authority to Miller's successor, Scott Hendrickson, who had been a police chief in two Washington towns for 20 years.

The members of a private, 13-member security force that patrols Emerald Heights and the Job Corps center carry guns and badges but have no more arrest authority than any private citizen.

IN MAY, CITY officials and Crosby announced that an agreement had been reached for interim police service from the city. Under that proposal, Astoria police would respond only to crimes in progress and cases in which life is in danger.

The security police would continue to handle most cases.

General Electric would be charged at an annual rate of $36,712; the bill would be prorated according to the length of the contract. The charge would cover the addition of a police officer to bring the city department's ranks to 17.

The interim agreement was intended to provide some police protection to Emerald Heights until Sept. 30, when officials hoped the concurrent jurisdiction issue would be settled and a new, long-ter contract worked out.

"We want this dog-gone thi resolved to the satisfaction of t city, GE Services and the reside of Emerald Heights," Flint said la Thursday.

"At this point, it's the fede government that has to decide wh they want to do. There's no questi we are anxiously awaiting th decision. That will predicate wh we are going to do," he said.

Petition urges federal government not to sell area

By JOHN FORTMEYER
Of The Daily Astorian

Residents' uncertainty about changes facing the Emerald Heights neighborhood is prompting one resident to push for no changes.

Earl Strickland estimated Monday that 500 to 600 people inside and outside Emerald Heights had signed his petitions calling for the federal government to abandon plans to sell the housing complex in east Astoria.

He said the signed petitions would be forwarded to various federal officials, possibly including Oregon Sen. Mark Hatfield during his visit to Clatsop County this week.

"I just think we need this place," Strickland said. "This is the only halfway decent housing for people who don't have enough money, and it's halfway clean and reasonable to rent. If this place was to close down, I don't know where the people would go."

Strickland is a 13-year resident of Emerald Heights. About four weeks ago he placed the petitions at four locations between Knappa and Warrenton. He has also gone door-to-door in Emerald Heights for signatures.

A FORMER MILITARY housing complex, Emerald Heights provides low-cost housing to about 1,000 people. It was built in 1946 to provide housing for the then-new Tongue Point Naval Station, now a Job Corps center.

Emerald Heights and the Job Corps center are both operated by General Electric Government Services Co. under a contract with the U.S. Department of Labor. General Electric operates Emerald Heights on a break-even basis, Pat Putnins, assistant regional director for the department, said last December.

She said the department's plan to sell the complex was largely due to a long series of complaints from some owners of rental housing in the Astoria area. She said they thought the department was competing with private industry by operating the housing complex.

Monthly rental payments at Emerald Heights are generally lower than those for most other comparable housing in the Astoria area. A two-bedroom, 1,150-square-foot apartment with a fireplace costs $326 a month, a price that includes all utilities and maintenance. Residents of the complex do not have to meet any income requirements.

Federal agencies have already begun procedures that could lead to the sale of Emerald Heights. Officials from the Labor Department and the U.S. General Services Administration inspected the complex in November to assess the value of the property.

JOHN CROSBY, WHO as director of the Job Corps center also serves as landlord for Emerald Heights, said he had heard nothing new on the efforts to declare the neighborhood "excess" to Labor Department needs.

"I understand it's a very slow and ponderous procedure, and that right now, to my knowledge, it's down at GSA (offices) in San Francisco," he said.

Strickland said many Emerald Heights residents feared losing their homes if the sale were to occur. His petition states that a sale could make Emerald Heights "a ghost town" and would "create a hardship for 270 to 300 families." It also points out that maintaining the complex "provides excellent vocational training for Job Corps members."

The petition further describes Emerald Heights as a "quiet, well-operated facility," and claims that the "recent security issue has been resolved." However, Crosby and Astoria city officials indicated this week that the question of security and law enforcement in Emerald Heights was not yet settled.

Strickland said he would send the petitions to the Labor Department and the GSA and would also attempt to give them to Hatfield during his visit Thursday.

CROSBY WAS AMONG the first to sign the petition, although he thinks it will mean little in the long run.

"I said, 'What the heck, I'll sign it too,' just to show people that I support their feelings," Crosby said. But he added that the Labor Department is clearly intent on "getting out of the apartment business," and he doubted that the petition would change things.

Crosby still assumes that the Northwest Oregon Housing Authority, which has shown interest in Emerald Heights, might eventually buy the property with federal help. That agency could continue the complex as public housing for low-income people, he said.

"Nobody's going to be kicked out of their apartment," he said.

Crosby said he didn't think a private company would buy Emerald Heights.

"The complex is so big I don't know of anybody who could afford to buy it and maintain it," he said.

Job Corps center to hold public event

DAILY ASTORIAN 7/15/88

The Tongue Point Job Corps Center is celebrating the 23rd anniversary for Job Corps. The public is invited to visit the Job Corps July 22 and view the vocational training programs, education department and residential living facilities.

Interested parents and community members will be shuttled from the main gate to the campus. Student guides will give walking tours, which demonstrate classes in progress and dormitory living.

"A lot of people don't know what programs we offer and aren't really familiar with the Job Corps," said Judy Wheatley, the center director's secretary.

"Hopefully they learn we're helping the community by helping the students and they're getting a good return on their tax dollar."

Up to 500 visitors are expected for the annual open house, with visitors attending such classes as seamanship, business, landscaping and many others.

DAILY ASTORIAN 7/14/88

The Daily Astorian — PAUL DANZER

Short-lived happiness

Bounding across second base, Katrina Knieps of The Saloon Gals records the final out in the top of the seventh inning of a Clatsop League women's softball game Wednesday. Her joy vanished in the bottom of the inning. The Saloon Gals were not able to rally and lost 13-11 to the Tongue Point Eagles at Niemi Field.

Recruit sues Job Corps over AIDS test

WASHINGTON (AP) — The head of the Job Corps says testing candidates for AIDS without their knowledge "is totally against our policy" even though a recruit claims he was tested unwittingly and expelled after showing exposure to the deadly disease.

But Job Corps director Peter Rell said he was not aware of the specific case of James Dorsey, 19, who has filed suit against the agency.

Dorsey says he suffered "severe emotional distress, trauma, fear and humiliation" when informed of the results of the test that he had not been previously told was performed on his blood.

The suit, filed in U.S. District Court on Tuesday, seeks an injunction to bar the Job Corps from expelling recruits based on test results showing the presence of antibodies against the disease.

Rell said corps policy "calls for informing the young people when they come in that they are going to have their initial physical examination, including the fact they are going to be tested for AIDS."

The policy, which applies to 36,000 recruits who live at 105 Job Corps residential training centers, including the Tongue Point Job Corps Center near Astoria, Ore., provides counseling and help enrolling in a non-residential program if possible for those testing positive, Rell said.

Screening for AIDS began in February 1987 at the Tongue Point center, and one month later caused one enrollee to be removed from the center.

John Crosby, center director, said that enrollee was found to be a carrier of the AIDS virus, although that person did not have AIDS. He declined to give further details, including whether the person was transferred to another Job Corps center or removed from the program entirely for medical reasons.

You are cordially invited
to the
Tongue Point Job Corp Center
Open House
on Friday July 22, 1988
from 10:00 a.m. - 3:00 p.m.

Refreshments served

DAILY ASTORIAN 7/28/88

A top performer

We often take for granted what is closest at hand. Last week's open house at the Tongue Point Job Corps Center was a reminder of how easily we forget about important elements of our local economy. The Job Corps center is a major component of our local economy and it is a socially positive endeavor.

Located at the tip of Tongue Point, the center employs some 155 persons. That makes it one of the top 10 employers in Clatsop County.

Young persons choose to come to the center to learn skills that will enable them to enter the work force. Over one year's time some 1,000 students pass through the institution. The center has union trades programs in carpentry, seamanship, masonry, glazing, painting and plastering. It has programs in landscape gardening, business/clerical, food service, nurse assistant, building and apartment maintenance, electronic assembly, drafting and printing.

In the first 10 years of the center's existence when it was run by the University of Oregon, there was tension between its students and Astoria. That changed for the better in 1975 when RCA took over management.

A key player in recent Job Corps history has been John Crosby, the center's director since September 1984. Crosby is an affable fellow and he is known for running a tight ship. For three years running, the center has been recognized as the top performer among all Job Corps centers run by General Electric And Tongue Point is ranked 25th for excellence among all 101 Job Corps centers.

Walking through the various classrooms and training facilities at Tongue Point it is hard not to feel good about this operation. Nothing is more critical to America's social and economic problems these days than preparing young persons for entering the work force. If there is one lesson that should be clear by now, it is that education matters more than ever before. That is what the Job Corps is about and we can all feel good about what goes on just east of Astoria at Tongue Point.

Emerald Heights to receive protection till issue's settled

By ANDREA KENNET
Of The Daily Astorian

The U.S. marshal deputized the Astoria police force today, signaling at least an interim agreement to provide limited law enforcement services to Emerald Heights.

Astoria Police Chief Ron Louie said this morning that limited police protection would be provided for six months to the federally owned housing complex in northeast Astoria. However, the plan must first be approved by the Astoria City Council, which will take up the proposal Aug. 15.

The low-cost housing complex has had uncertain police protection since November 1986, when the U.S. Marshal's Office in Portland stopped deputizing the security officers who patrol the enclave and the neighboring Tongue Point Job Corps Center.

The security force has little more arrest authority than a private citizen in the residential neighborhood. Its officers respond to complaints and issue citations. However, criminal investigations are referred to the Federal Bureau of Investigation, which frequently does nothing, according to Emerald Heights officials.

Because the federal government owns Emerald Heights, Astoria police contend they have no jurisdiction there. The U.S. Justice Department has been asked to clarify whether existing federal law gives the city government concurrent jurisdiction in the housing complex. The department has yet to act.

For more than a year, a solution has eluded the city government and the owner and manager of Emerald Heights. General Electric Government Service Co. manages the housing complex and the Job Corps center under contract with the U.S. Department of Labor. Last spring, officials thought they had an interim deal worked out, but it fell through. At one point, officials said they understood that Kiernan Bagley, the U.S. marshal in Portland, refused to deputize the city police officers until the Justice Department acted on the concurrent jurisdiction issue.

Tired of waiting for the Justice Department, city officials and John Crosby, who as the center's director is Emerald Height's landlord, ironed out the interim plan last Friday. Bagley and his chief deputy, Michael O'Brien, deputized the city police officers this morning.

Under the plan, the Astoria Police Department would respond to crimes in progress "and take appropriate action," Louie said. Astoria police officers would arrest suspects apprehended at the crime scenes, investigate and submit a reports to the U.S. attorney's office in Portland for prosecution.

If the suspect is gone, the Astoria police's reaction would depend on the nature of the crime. In crimes against a person, such as a sexual assault, police would take the information, do a preliminary investigation and then turn over the case to the FBI. "If it looks like it's going to take a detective to find (the suspect), they're not going to pay for that service," Louie said.

Astoria police would not respond to property crimes in which the suspect is gone. Those will be referred to the FBI.

Astoria police also won't respond to parking and traffic problems or noise complaints. The security force will continue to handle those.

GE Services will pay the city $17,653 for the limited service through Feb. 15, 1989. By that time, officials hope to have the concurrent jurisdiction issue worked out.

The city government will charge for police service because, as a federal enclave, Emerald Heights pays no property taxes. Louie said the $17,653 would cover the six months' cost to employ and equip an additional police officer, bringing the force to 17 officers.

Louie said budget constraints prevented GE Services from contracting for full-fledged police protection. That level would cost more than $61,000 for six months.

A community meeting to explain details of the plan will be held sometime after the council meeting, Louie said.

Sgt. Lori Davidson fastens sections of security fencing during training in West Germany.

Guard gets hands-on training in Germany

WARRENTON — Duty took 40 Oregon Army National Guardsmen from Camp Rilea to West Germany recently.

The 33 men and seven women of the 442nd Engineer Detachment spent the first three weeks of June in Eheinberg, West Germany, working for the U.S. Army.

The soldiers worked and lived at the Rheinberg Military Community, located in a 1-million-square-foot former carpet factory about 25 miles north of Dusseldorf in the lower Rhein River valley. Their host Army unit was the 54th Command Director of Engineering and Housing of Vanguard Military Installations.

The guardsmen — who work for the Guard as electricians, plumbers and heavy equipment operators — built and wired 6,600 square feet of walls for offices, assembled 150 sections of portable security fencing and did several maintenance jobs.

The purpose of the trip was to test the capability of the National Guard to mobilize, move and train personnel overseas. The participants gained experiences they wouldn't get in this country, according to Capt. Bob Burgess, 442nd Engineer Detachment commander. They learned European construction and utility service methods. The heavy equipment operators used North Atlantic Treaty Organization heavy construction equipment.

"Working with the German crew on their equipment was the highlight of our training," said Spec. 4 Rod Simmerman of Astoria. A heavy equipment operator for the Guard, he is a housekeeper at Columbia Memorial Hospital and a janitor at the Labor Temple Cafe in Astoria.

Among the others from Astoria training in Germany were Sgt. Lori Davidson, who is also the Clatsop County clerk; Pvt. 1st Class David Carothers, a student at the Tongue Point Job Corps Center; and Sgt. Troy Haskell, a sheet metal worker for Abrahamsen's Co.

The 442nd is based at Camp Rilea, south of Warrenton, and draws members from as far east as Pendleton and as far south as Salem.

Open Forum

Begin mobilizing

Things are going to change at Emerald Heights. The choices appear to be: a. private ownership, with competitive and profitable levels of rent; or b. public or quasi-public ownership, with subsidized rents exclusively for low-income families. We shouldn't need to belabor statistics about the homeless and ill-housed in Clatsop County, the changes in our labor market which are placing home ownership beyond the reach of more and more working people, the perennial waiting lists for such publicly assisted housing as does exist, and the thousands of tax dollars our agency has dispensed during the past few years in attempts to forestall evictions for non-payment of rent.

It is time to begin mobilizing community initiative and support to prevent the wholesale loss of some 300 units of federally owned housing that could be fully used to meet the needs of Clatsop County's economically least advantaged citizens.

Private landlords, who spurred the Labor Department's decision to relinquish the property, should support its conversion to public housing because future tenants of Emerald Heights would be precisely those who can't compete in the private housing market and are therefore currently responsible for most rent loss and eviction costs. The public would have the satisfaction of knowing that its tax dollars were being used to help the truly needy, i.e., those who meet public housing eligibility criteria, not just any renter in search of an uncommonly good deal (made possible by such "hidden" subsidies as local property tax exemption).

Broad community support and involvement are needed not only to achieve conversion, but to make the project responsive to the needs of the poor and the interests of the larger community. For example, there is an especially urgent need for transitional housing for homeless families and individuals attempting to re-establish themselves after leaving our local short-term emergency shelter facilities; yet current HUD/Housing Authority admission policies give no special consideration to such cases.

We think that a small number of units should be earmarked for this purpose. Above all, the lessons of large-scale public housing complexes in other parts of the country must be heeded. Adequate social services and amenities (police protection, transportation, recreation, day care, child and family services, etc.) need to be provided to ensure that Emerald Heights will remain a viable and lasting solution to the housing problems of the economically disadvantaged, including the lower-income families presently residing there.

We strongly urge Northwest Oregon Housing Authority to actively pursue purchase of Emerald Heights and its conversion to low-income housing.

We would appreciate your interest and support. Contact us at 325-6513.

For the Clatsop Community Action Council
HARRY C. JOHNSON
Chairman
CHARLES WILDER
Director
1250 Duane No. 222
Astoria

DAILY ASTORIAN 7/22/88

Open Forum

Why not volunteer?

A good editorial in The Daily Astorian on July 28 praised the Tongue Point Job Corps Center as "a major component of our local economy" and "a socially positive endeavor." This letter relates to the latter role of the center.

In addition to teaching various trades and occupational skills, the center also conducts classes in reading and arithmetic. Most of the students are painfully deficient in these two basic and essential tools.

In the reading and arithmetic classes there are frequently students who need some extra help. The center relies on volunteer tutors for this important function. Teaching experience is not required and volunteers may choose their hours and serve as much or as little as they like, mornings or afternoons. They receive no pay, but are well rewarded in seeing young people overcome their handicaps — possibly their last chance to do so. These students are motivated and grateful for help.

Unfortunately, the center needs many more tutors than it has. If you have some time available and want to use it productively, why not volunteer? I think you'll be glad you did. For more information, phone Georgia Akin at the center, 325-2131, Ext. 207, or me, 325-3296.

ROSS ADAMS
1020 Grand Ave.
Astoria

DAILY ASTORIAN 8/2/88

In brief

Student faces three charges

Police arrested a 22-year-old man after he allegedly drove a stolen car into a public building early Sunday morning in Astoria.

Police charged James Lee Spencer, a student at the Tongue Point Job Corps Center in Astoria, with one count each of first-degree burglary, first-degree criminal mischief and unauthorized use of a motor vehicle. Police lodged Spencer at the Clatsop County Jail and referred the case to the district attorney's office for prosecution.

Police said that a man broke into an apartment in the 200 block of West Marine Drive, took a set of car keys and then tried to steal the resident's car. While the man was attempting to leave the apartment building, he drove the car into the wall of the Oregon Highway Division building at 279 W. Marine Drive, causing an estimated $1,000 in damage to the structure and $500 in damage to the car.

A witness saw the man leave the car and escape through a nearby window. Police later arrested Spencer at the Recreation Tavern in downtown Astoria.

DAILY ASTORIAN 8/5/88

Attention to detail

Tamara Koken, a Tongue Point Job Corps Center security cadet, found time between her duties at the center's gate to point out a spot missed by another on-the-job trainee, painter Kevin McDermitt. McDermitt and others enrolled in the center's program for painters and allied trades were assigned to give a fresh coat of paint to the center's front gate buildings Thursday.

The Daily Astorian—KENT KERR

Emerald Heights police accord advances

By ANDREA KENNET
Of The Daily Astorian

An agreement to provide some police service for Emerald Heights has been partly approved.

The Astoria City Council on Monday conditionally approved a contract between the neighborhood's landlord and the Astoria Police Department. The approval is contingent on similar approval from General Electric Government Services.

John Crosby, GE Government Services spokesman, said that should occur within two weeks.

"We didn't get all the signatures," he said Monday. "It's just a delay in people communicating because of all the players involved."

As director of the Tongue Point Job Corps Center, Crosby is the landlord of Emerald Heights, a former Navy housing complex owned by the U.S. Department of Labor and managed by GE Government Services.

Crosby said he anticipated no problems getting the necessary signatures. The federal departments of Labor and Justice and his company all have said they would support the plan.

POLICE PROTECTION FOR the 1,200 residents of Emerald Heights has been uncertain in the controlled-rent housing compex at Astoria's east end since November 1986, when the U.S. marshal's office in Portland stopped deputizing security officers who patrol the enclave and the Tongue Point center. The security force has little more arrest authority than a private citizen. Its officers respond to complaints and issue citations; criminal investigations are referred to the Federal Bureau of Investigation, which frequently does nothing, according to Emerald Heights officials.

Because the federal government owns Emerald Heights, Astoria police have contended they have no jurisdiction there. The Justice Department has been asked to clarify whether existing federal law gives the city government concurrent jurisdiction or if congressional action is needed to give that authority.

Last month, officials of the Astoria city government and GE reached an interim pact to provide limited police service until the issue is settled. The U.S. marshal from Portland deputized 10 Astoria police officers July 26, giving them authority to enforce federal law in Emerald Heights.

THE PACT WON'T take effect, however, until all the parties have signed the documents.

Then Astoria police will respond only to crimes in progress and emergencies. Astoria police officers would arrest suspects apprehended at crime scenes, investigate and submit reports to the U.S. attorney's office in Portland for prosecution.

If the suspect is gone, the Astoria police's reaction would depend on the nature of the crime. In crimes against a person, such as sexual assault, police would take the information, do a preliminary investigation and then turn over the case to the FBI, said Astoria Police Chief Ron Louie.

Astoria police will refer to the FBI any property crimes in which the suspect is gone. The neighborhood's security force will continue to respond to parking and traffic problems or noise complaints.

GE Government Services will pay the city $17,653 for the limited service through Feb. 15, 1989, by which time concurrent jurisdiction questions should be resolved. The city government will charge for police service because, as a federal enclave, Emerald Heights pay property taxes.

Evening program begins at Fort Clatsop

Fort Clatsop National Memorial will be open until 9:00 pm on August 24 Superintendent Frank Walker announced. Normally open until 6:00 pm, the park and its living history program will be shown at no charge on this occasion.

"This is a good opportunity to visit the park at a quieter time of day, and savor the candlelit atmosphere of Lewis & Clark's 1805-06 winter encampment," Walker said.

Flintlock rifle demonstrations will be held at 7:00 and 8:30 pm. The log replica of Fort Clatsop will be staffed by National Park Service rangers. The park visitor center will also be open with an eleven-minute slide program on the Corps of Discovery shown on the quarter-hour.

Park admission will be waived beginning at 5:00 pm.

In other Fort Clatsop news, a pre-visit resource and study booklet for Fort Clatsop has been prepared for the National Memorial, written and illustrated by Patricia Williams of Warrenton, along with help from the staff of Fort Clatsop National Memorial and local teachers, and printed by the students and staff of the Tongue Point Job Corps Center.

The booklet is to assist teachers to prepare their pupils for a field trip to Fort Clatsop, and will be distributed statewide. There are lesson ideas, learning activities, and information on the 1803-1806 Lewis and Clark Expedition geared to grade school levels.

Co-Ed Toastmasters host JC students

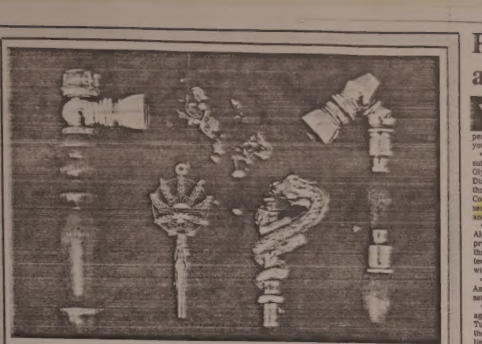
Meeting Mondays at the ESD Building in Astoria at 7:00 pm for an hour, Clatsop Co-Ed Toastmasters have been participating in a Speechcrafters Program.

This program, which will last another four weeks, is an outreach to young Job Corps students who are eager to learn the fundamentals of speaking formally before an audience.

"All those who are interested in attending the next meeting are most welcome," said Diane Holbrook of the Co-Eds.

Why drugs?

Depression and boredom among answers



Astoria Middle School Principal John Jensen's collection of drug paraphernalia found in the school in past years includes decorative pipes, 'roach' clips and marijuana itself.

The Daily Astorian—KENT KERR

It's a question that many heartbroken parents have asked themselves over and over again.

Why? Why drugs.

Hundreds of Astoria parents turned out for a discussion of the issue in January 1984 and October 1986 by Bud Hulsey, a police officer from Kingsport, Tenn. He told them that the overwhelming reason youths use drugs is boredom, not peer pressure or a desire to escape day-to-day tensions. He said his personal survey of more than 5,000 youths confirmed that.

Teen-agers are bored, he said, because they aren't living balanced lives. Society places too much emphasis on their physical life, neglecting their spiritual and emotional lives, he said.

Greg Enns, substance-abuse counselor for the Astoria School District, says surveys consistently show students most often get involved in drugs because they are depressed.

Their depression can be caused by a wide range of reasons, such as awkward relationships with teen peers, poor grades or family problems. He says youths take drugs not so much to escape problems but to try to manage them.

"MORE AND MORE kids are self-medicating," he says.

Bev Broderick agrees. But Broderick, a counselor and discipline supervisor at the Tongue Point Job Corps Center, an Astoria-area residential and vocational training program for disadvantaged youths, also sees peer pressure as an important factor.

"They want to be one of the crowd," she says.

John Jensen, principal at Astoria Middle School and an educator for 28 years, says the drug problem is only one facet of changes he has seen during the past three decades.

"It's only one problem based on a whole lot of things that are occurring in society," he says.

The biggest change is in the family structure. More kids' households consist of a single parent who must work, so they have less supervision and a less stable home environment, he says.

But drug problems can arise in what appear to be stable families, Jensen says.

"The idea of the 'good family' — that's an old wives tale," he says. "What is the 'good family'? Maybe that's where drug and alcohol abuse are hidden."

Jensen disputes Hulsey's view that boredom is the main reason kids use drugs. Like Broderick, Jensen cites peer pressure as a central reason. Another, he says, is kids' natural inclination to test limits.

"WHAT DO YOU want to do when you see a 'Wet Paint' sign?" he says. "You want to touch it. Kids want to try things. They do learn by experience."

One of the toughest things in attempting to keep kids off drugs and alcohol is the lenient attitude of society as a whole, Jensen says.

For example, he says, he was shocked when Spuds McKenzie, the "Original Party Animal" in advertisements for Budweiser beer, was the featured celebrity in the Starlite Parade during the recent Portland Rose Festival.

"The kids aren't holding Spuds McKenzie up," Jensen says. "These are civic leaders in the city of Portland. What kind of message is that giving people?"

It also disturbs Enns.

"That's appalling," he says. "We don't see the impact advertising is having on both kids and adults."

Even being well informed about the dangers of drug use won't necessarily keep youths away from it, Enns says.

"We know that education does not necessarily change behavior," he says. "Many kids equate 'bad' with 'not fun,' and they say 'I'm having fun, so it can't be bad, then.' "

THOUGH MANY PARENTS are sincerely concerned about keeping their kids off drugs, some aren't, the counselors agree. One of the biggest frustrations they face is attempting to help kids who are directly or indirectly led into drug abuse by their own parents.

"They say, 'My parents do it, why can't I?' " Broderick says.

She says some students tell her how they were given alcohol or drugs as toddlers because their parents or older siblings thought it made them act cute or funny.

"There are parents who provide their kids with drugs," Enns says. "There are students who buy for the parents, and there are other students who steal from their parents' stash."

It's tragic, he says.

"Kids are going to learn what's appropriate and inappropriate, most of all, from their parents," he says.

—By John Fortmeyer

Plenty of people available to help

You're young and you have a drug or alcohol problem.

Where can you get help?

From quite a few local people and perhaps more in the near future, says Marta Fourer, youth services coordinator for Clatsop County.

• Schools — Greg Enns is Astoria High School's substance-abuse specialist, and Al Brecht of Olympic Counseling Inc. works in the Seaside School District and worked last year in Clatsop County's three smaller high schools. The Tongue Point Job Corps Center gives its students a wide range of services including testing, counseling, assessments and treatment referrals.

• Organizations — Narcotics Anonymous and Alcoholics Anonymous groups, which, although not primarily geared to youths, meet regularly throughout the county. Ala-Teen, a group for teen-agers who have family members struggling with alcoholism, is another source of help.

• Agencies — Clatsop County Mental Health in Astoria will do assessments and counseling and may set up a peer counseling group this summer.

•Private treatment — There are private treatment agencies, such as Serenity by the Sea in Seaside, or TurnAround at Columbia Memorial Hospital. Among the private counseling practices on Fourer's referral list are Yates Counseling Service in Astoria; Robert Lobe, a clinical social worker in Astoria; and Greg Enns, who does private counseling in addition to his full-time work with Astoria schools. In Pacific County, Wash., Recovery Northwest, a Longview-based inpatient center, provides outpatient counseling out of its Long Beach office.

•Churches — Fourer is contacting churches to see what resources they offer. Several churches advertise in the "counseling" listing in the Yellow Pages. Some churches have trained counselors, and Simon's Net Youth Center, a Christian counseling program, operates a drop-in center in Ilwaco, Wash. Its staff has also provided daytime counseling services at Ilwaco Junior-Senior High School.

•Information lines — A statewide toll-free referral line, 1-800-621-1646, is operated by the Portland Council on Alcoholism and Drug Addiction. A Pacific County, Wash., referral line — 1-468-425-7278 — is provided by a Naselle-based organization, Pacific County Crisis Support Network.

By this fall, Fourer will have available pocket-sized cards listing services available to youths. She can be reached at the Clatsop County Education Service District, 325-2862.

"I'm impressed with the fact that there are a lot of agencies that would like to do more," she says. "I think there's a lot to offer."

At the same time, local service gaps need to be filled, says Fourer, who came to Clatsop County in May after working with Portland agencies.

She is one of four people working on a new committee set up as part of Gov. Neil Goldschmidt's Student Retention Initiative to reduce school dropout rates. The committee's first goal is to get an intensive outpatient counseling program set up and available countywide for youths.

The committee has also set secondary goals, including youth support groups, structured recreation options, residential "halfway houses" for youths coming out of treatment centers and insurance programs to help cover the cost of drug treatment.

"I'm thrilled to see people are working toward coordinating them and making them work," she says of the programs.

Drug prevention deputy makes point with frank talk

Beginning this fall, Pacific County sheriff's deputy John Didion will attempt to make young students offers many don't refuse — offers of drugs.

But don't be alarmed. Didion isn't on a crusade to turn the southwest Washington county's youths into junkies.

Far from it.

As the Sheriff's Department's first drug-abuse prevention officer, the former professional football player will go into the county's classrooms to teach kindergartners through ninth-graders about the dangers of drug abuse. Part of the time, he will play the role of tempter, a method for teaching the children how to say "no" to pressure from their peers to use drugs.

"I can hardly wait to get started," says the 41-year-old Didion, a 18-year veteran of the Sheriff's Department. "Everybody in the educational community is really excited about it."

Many police — including Didion and his boss, Sheriff Jerry Benning — think the war on drugs ultimately will be won in the classroom.

BUT BENNING IS putting his money where his mouth is. Beginning with the 1988-89 school year, the sheriff is reassigning Didion, one of the department's nine deputies, from law enforcement to the newly created full-time position of drug-abuse prevention officer.

The Sheriff's Department will use the nationally known Drug Abuse Resistance Education program, or DARE. The program's philosophy is that only when the demand for drugs ends will the country's drug problems disappear. And that will only happen through diversion programs such as DARE, Didion and Benning say.

Police have been successful in interdicting only a fraction of the drugs that flow into the country or are manufactured here, the men say. That leaves only one solution: eliminating the demand.

"It's a chance to educate, to get the kids before they start," explains Didion, who describes drug abuse as the "most serious problem" the nation faces. "With education, law enforcement and parents working together ... we can beat the problem."

The program's goal is certainly not new. Nor is the fact that many schools and police agencies are devoting more of their resources — meaning employees and money — to waging the war on drugs in the classroom.

BUT THE DARE program, Benning and Didion say, *is* different from other drug-abuse prevention projects. "It's a real straight-shooting program and we're not going to lie to them."

"It's not a lecture," Didion adds.

"You don't go in and tell these kids after they've been using dope for two years that it's going to kill them, because it hasn't killed them," Benning says. Labeling marijuana as the "killer weed" only causes many youths to close their ears to the message because they know better.

However, explaining in detail exactly what effects — physical, mental and emotional — marijuana and other drugs have on an individual is constructive, Benning and Didion say.

The DARE program officer also teaches younger students, through role-playing, techniques to resist pressure to use drugs. It's a pressure they almost certainly will face when they get older.

"You go over different resistance techniques, ways to say 'no,' " Didion says.

The students learn how to recognize peer pressure — it's not always as obvious as one might think — and to stay out of situations that put them at risk for being tempted, such as attending parties where they know drinking and drug use will occur.

Peer pressure, Didion says, is "not some goon coming up and twisting their arm." It's usually more subtle — for example, one student telling another, after he has refused to use drugs, "I thought you were my friend."

AS EARLY AS the elementary school grades, students already have succumbed to the pressures, the men say.

"We've taken marijuana, pills and cocaine from kids as young as the third grade," Benning says.

"They may not be using it, but they carry it on them because they identify with it. It's a status symbol."

Where do these young students obtain the illegal drugs? Many times, from their parents, Benning says. "The children of the '60s are now the parents of the '80s, and an awful lot of them still continue to use their weed."

Benning says he chose Didion, a self-described "big kid," for the program because "the kids really relate to him well." Didion admits he loves working with children, especially on something like this.

"(With) this program, you're right there at the roots, at the cause of drug abuse."

If the DARE program works as planned, more and more high school students will become positive role models for their younger counterparts. And that success will build on itself, the men say. But don't expect that to happen overnight.

"IT'S GOING TO work, but it's not going to be an immediate fix," Benning emphasizes. Parents and society, in general, probably won't notice any results until today's third- and fourth-graders are juniors and seniors in high school.

In the meantime, police agencies, including the Sheriff's Department, will continue to battle the war on drugs through the more conventional means of interdiction, Benning says.

—By Joan Herman

DAILY ASTORIAN 6/20/88

Schools on front line in war on drugs

By JOHN FORTMEYER
Of The Daily Astorian

The Sunset Empire's schools have become a battleground.

But not with riots or protest marches. This battle is being led by the established authorities — principals, counselors and school boards.

It's a carefully planned assault on a threat not only to local youths, but all of society — drug abuse.

Although schools in the Sunset Empire several years ago started to pay particular attention to the drug problem, only within the past year have employees been hired in most districts to help meet the students' needs for counseling.

The fight is increasing because the enemy can't be ignored. Any school that isn't brave enough to acknowledge a drug problem, and to fight it, has its head in the sand, Astoria Middle School Principal John Jensen says.

"Any school administrator, or, for that matter, a businessman, who says that on the premises on which he works, there is no drugs or alcohol, then that person has a problem," he says.

The community was reminded last April about the challenge facing local schools. Astoria and Clatsop County police arrested a 26-year-old Astoria man who allegedly supplied drugs to students at Jensen's school.

The arrest took place at the man's residence several blocks from the school. In the suspect's home, police also seized a substantial amount of marijuana, cocaine and hashish.

THE POLICE HAD been alerted to the alleged drug selling from two of the middle school's parents, who reported overhearing their child talking about a student who sold drugs to other students.

In a letter to the editor in The Daily Astorian shortly after the arrest, county Sheriff John Raichl wrote that most of the illicit sales had occurred after school hours and beyond the control of the school grounds.

Raichl defended the school building as a clean and safe environment for children and commended the school for its drug intervention and referral program. But he added that illicit drugs were so prevalent that supply conduits were established even within schools in Clatsop County.

As testimony to the continuing fight against drugs, Jensen shown drug stashes and pieces of drug paraphernalia that have been confiscated from students during the last few years. He says part of the problem is the school site itself.

"This site is terrible to try to control," he says. "It's forested right up to the boundaries, and the woods are full of trails."

Jensen estimates that between 90 percent and 95 percent of the kids at his school do not regularly abuse drugs. But involvement by even a few kids is disturbing, he says.

"The schools are a microcosm of society. They reflect what's going on out there."

AT THE URGING of an Astoria School District drug and alcohol prevention task force formed in late 1985, the middle school in early 1987 introduced a health curriculum pioneered at Gresham Union High School. Titled "Insight Classes," the program uses role-playing and group discussions to teach about the grave dangers of drug abuse and the importance of self-esteem and personal values.

The program is linked to efforts begun last fall at the middle school and Astoria High School by Greg Enns, a former counselor at the Tongue Point Job Corps Center. He was hired last year as the district's first substance-abuse counselor and specialist.

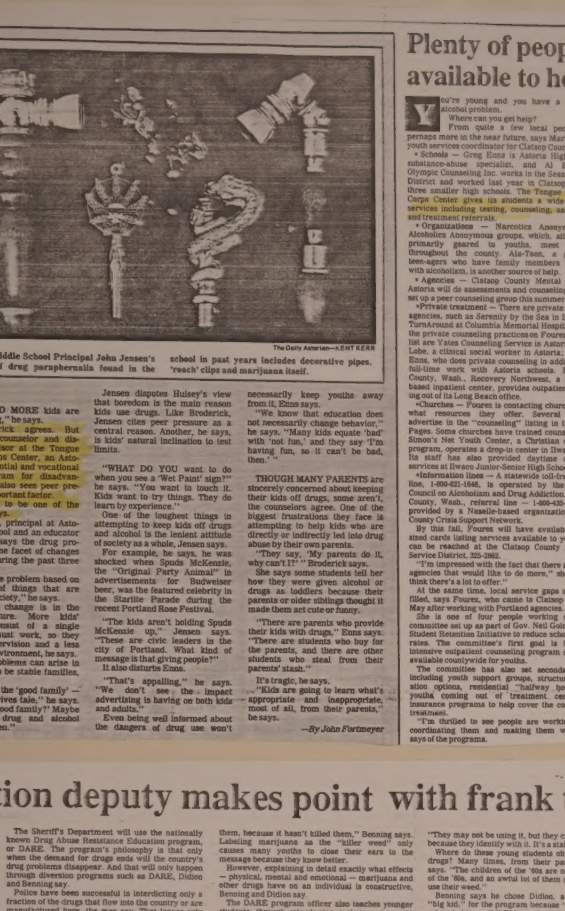
Enns counsels individuals, sets up peer support groups, refers students to treatment programs and helps coordinate drug education efforts for all grades. He also is a consultant for the Olney and Lewis and Clark school districts.

By coincidence, the Seaside School District also had its first substance-abuse specialist last school year. Al Brecht, a Vancouver, Wash., resident who who works for Olympic Counseling Inc., based in Tacoma, Wash., worked part time at Broadway Middle School and Seaside High School. He evaluated and referred students, conferred with parents and school representatives and assigned students to group counseling. He also advised school employees how to assist students who were at risk of dropping out because of drug problems.

In addition to the Seaside work, Olympic Counseling's Jackie Sessions, and later Brecht, have worked since January at Knappa, Warrenton and Jewell high schools.

The money for the Sunset Empire programs came, in part, from grants by the Clatsop County Juvenile Services Commission. School officials say the programs will continue next school year, although grant funding is waning and more local support has been secured.

See Schools, Page 5



The Daily Astorian—KENT KERR

Sheriff John Raichl in April displayed several thousand dollars' worth of cocaine, marijuana and hashish — as well as $1,200 in cash and drug paraphernalia — found in a residence near Astoria Middle School.

Small town no antidote

Young people in the Sunset Empire face the same threats of illicit drug use and addiction as their counterparts in the nation's largest cities, according to youth counselors.

But counselors in the area quickly add that although the drug problem is serious even here, the situation isn't without hope.

"Cocaine is rampant in town. You can walk into any place and pick up cocaine," says Bev Broderick, a counselor and discipline officer at the Tongue Point Job Corps Center, a residential and vocational training program for young people.

"I swear to God the town is just full of it." She bases her claim on information she repeatedly hears from students at the center, which is just east of Astoria.

"WE'VE GOT IT about as bad as anyplace," agrees Greg Enns. The Astoria School District's substance abuse counselor, he also counsels students part time at Tongue Point.

Though alcohol remains the "drug of choice" among the Junior-high-age youths who abuse substances, drugs such as marijuana and methamphetamines are also used, Astoria Middle School Principal John Jensen says.

In a March 1987 survey that guaranteed their anonymity, 33 percent of the school's seventh-grade boys and 24 percent of the seventh-grade girls said they had tried drugs at least once. In the eighth grade, the figures were 48 percent and 28 percent. In both grades, many more had tried alcohol.

Statewide, according to Enns, many people have serious alcohol or drug problems. Of the state's 2.6 million people, an estimated 12 percent are directly affected.

STATEWIDE, ABOUT 8,000 youths 17 or younger have significant alcohol problems — meaning daily use. And more than 12,000 abuse drugs. Beyond that, an estimated 62,000 smoke marijuana frequently, according to a survey conducted by the Governor's Commission on Youth.

Enns says Clatsop County high schools have fewer problems with the so-called designer drugs that are popular elsewhere in the nation. However, many drugs more commonly known are used by students here: marijuana, methamphetamines, cocaine and LSD, for example. As far as Enns knows, the only popularly known drug not found yet in the district's area is heroin.

See Districts, Page 5

FROM THE FRONT PAGE

Districts—

Across the river in Pacific County, Wash., the Ocean Beach and Naselle-Grays River Valley school districts will this fall begin Project DARE, the drug-abuse resistance education program.

Titled Drug Abuse Resistance Education, or DARE, the program brings uniformed police officers into elementary school classrooms to teach students how to resist pressure to use drugs. The local sponsor is the Pacific County Sheriff's Department.

John Didion, a deputy sheriff and former member of the Washington State University football team, will be the program's instructor. He will begin teaching local students in September.

Backs of the two Washington districts has also had additional efforts.

Since 1986, the Ocean Beach district has had the "Resource and Referral Program," which provides counseling for students.

Spearheaded by Daisy Perry, a Christian youth worker and director of Place Ministries in Ilwaco and Long Beach, the R&R program brings school personnel or government or private agencies and offers a place for students to go for help with problems.

The program was established by the Peninsula Task Force, a citizens' group concerned with prevention and early intervention in drug and alcohol abuse. Perry is a member of the task force and the program's status for this fall is currently uncertain.

Naselle-Grays River Valley School District has conducted a series of student assemblies as part of a "multi-pronged" approach to teach about the dangers of drug abuse. Some of the assemblies featured police officers demonstrating how drug arrests or busting check lists on drug abuse charges.

The program was coordinated by a recently organized Substance Abuse Committee, consisting of school and community representatives.

DAILY ASTORIAN 9/13/88

United Way drive starts Wednesday

The United Way of Clatsop County soon will begin working toward a 1988-89 fund-raising goal of $123,000 to benefit many non-profit programs in the community.

A breakfast featuring several United Way dignitaries will kick off the campaign Wednesday at the Youngs Bay Restaurant in Warrenton. The meeting will be open to the public.

The principal speaker will be Anne Barbey, the 1988 recipient of the United Way of Oregon's Volunteer of the Year award and a 40-year board member of Clatsop County United Way. John Lemma, the 1988-89 drive chairman, and Milt Dennis, United Way of Oregon's executive director, also will attend. Astoria resident Gloria Jones is United Way of Clatsop County's president.

Local programs that have received United Way funding include the Boy and Girl scouts, Camp Fire girls, the Salvation Army, Clatsop Community Action, the American Red Cross, Coast Rehabilitation Services and the Clatsop County Literacy Council.

This year, the United Way also will fund programs offering "early intervention" services for children up to 5 years old with mental or developmental disabilities. A parent trainer visits the youngest participants in their homes; 3- to 5-year-olds attend a class.

The leaders of fund-raising subcommittees are Barbey, Edith Henningsgaard and Jean Bayless, for advance gifts, with a $27,200 goal; Timber Stevens, Astoria loaned executives, with a $45,000 goal of $5,600; Phyllis Gabel, Astoria public employees, with a goal of $23,000; John Crosby, Astoria professionals, with a goal of $1,500; Marian Palmberg, county communities, with a goal of $3,600; and Rhonda Wills, southern Clatsop County, with a goal of $15,500.

A daylong training session for Astoria executives and other interested United Way volunteers will be Sept. 21 at Northwest Natural Gas Co.'s conference room. During the seminar, participants will visit the agencies that United Way serves.

One week later, on Sept. 28, United Way of Clatsop County's first campaign report luncheon will be held, also at the natural gas company's conference room. Thereafter, luncheons will be held weekly to report progress toward the $123,000 goal by the Nov. 15 target date.

DAILY ASTORIAN 9/13/88

Two officers chosen for Astoria force

The Astoria Police Department has hired two new officers, bringing the number of sworn officers to a new high of 17.

Brian Aydt began work Aug. 16, the day after the Astoria City Council approved a contract requiring the Police Department to provide law enforcement to a greater portion of the Astoria area.

The contract, which is with General Electric Government Services, calls for the department to provide limited police protection for the nearly 1,200 residents of the Emerald Heights housing area east of Astoria.

Brian Aydt

John Decker

Aydt, 23, a native of San Diego, Calif., has lived in the Astoria area for the past four years. He has an associate's degree in criminal justice from Clatsop Community College and a bachelor's degree in agricultural business from Iowa State University.

Aydt has been a paid reserve officer for the Gearhart Police Department for the past 3½ years, working mostly in the summer while attending school.

John Decker, 33, a native Oregonian, began working for the department Aug. 15. Decker has worked in law enforcement since 1973, most recently with the Police Department in the southern Oregon community of Sutherlin. He has an associate's degree in criminal justice from Linn-Benton Community College. His police-related interests are canine patrols, physical fitness and community relations.

Decker replaces Officer Chris Pardee, who resigned during the summer to return to college. He had been with the department more than 16 years.

Another long-time officer, Colleman Harris, resigned Saturday to accept a job with the Clatsop County Sheriff's Department. Harris also had been with the department more than 10 years. The department has not yet hired Harris' replacement.

DAILY ASTORIAN 9/23/88

37 graduate Tongue Point

Thirty-seven students graduated Sept. 7 from the Tongue Point Job Corps Center near Astoria.

The center is a residential and vocational training program for disadvantaged youths. It is operated by General Electric Government Services under a contract with the federal Department of Labor.

By study area, the graduates are:

• Business and clerical: Cheryl Holt, Vancouver, Wash.; Cathy Pirtle, Pasco, Wash.; Robert Johnson, Portland; Jennifer Crawford, Amity; Cynthia Ellis, Tacoma, Wash.; Roberta Goodman, Oak Lake, Alaska; Jormella Lajeunesse, Fort Washakie, Wyo.; Tony Phan, Bellingham, Wash.; Ken Sharp, Lake Stevens, Wash.; Traci Jeanes, Albany; Karen Hary, Aumsville; Lisa Behner, Boise, Idaho; Paul Young, Portland; Micki Jones, Bothell, Wash.

• Building Maintenance: James Megrath, Astoria.

• Carpentry: Thomas Yergin, Sumner, Wash.; Robert Johnson, Binger, Wash.

• Drafting: Alicscia Impala, Tacoma, Wash.; Jeff Tomlinson, Blackfoot, Idaho; Mike Wilson, Yakima, Wash.

• Electronics: Richard Connelly, North Bend, Wash.; Patrick Graham, Tacoma, Wash.

• Food service: Jodie Kendrick, Spanaway, Wash.; Melinda Johnson, Salem, Ore.

• Glazing: Larry Jackson, Everett, Wash.

• Landscaping: Dan Allen, Tacoma, Wash.; Ron Mortenson, Portland; Robert Weldon, Grants Pass; Jim Richards, Vancouver; Mike Rodriguez, Everett, Wash.

• Painting: Pam Nelson, Medford.

• Printing: Julie Slaughter, Salem; Steve Boland, Ashton, Idaho; Cora Thrash, Birkenfeld, Wash.; John Odenthal, Warren, Wash.; Shane Cooper, Silverdale, Wash.

• Welding: Mike Luppino, Bremerton, Wash.

DAILY ASTORIAN 9/28/88

Plan for alternative school emerges

By JOHN FORTMEYER
Of The Daily Astorian

Three Clatsop County school districts that scrapped a 4-year-old alternative studies program for high school students are working to set up their replacement program by mid-November.

The proposed program would offer students the basic-skills training they need to stay in school.

"It's a dropout prevention program," said Astoria High School Principal Bill Parrish, chairman of a committee now developing the formal. He said it would serve students who, for various reasons, are "being caused not to function successfully" in school.

Tentatively, the program would be based at the Clatsop Education Service District's Area Vocational Center in the Lewis and Clark area, but would serve students from throughout most of the county.

The three districts — Astoria, Warrenton-Hammond and Seaside — are battling the calendar as they work to establish the program. A new law requires Oregon's public school districts this fall to offer alternative education to high school students who are threatened with expulsion.

But the districts also want a program for those students not necessarily destined for expulsion, but who still could benefit from alternative studies.

"I WISH WE could have had it the first day of school," said Stuart Kammerman, Astoria district superintendent. "But having it on-line then was not a necessity." Students normally would not run the risk of expulsion that early in the school year, he explained.

It's worth the extra time to plan the program, Kammerman said. "I think we're OK," he said. "We want to be sure we do it right."

The three districts decided last spring to end, effective last June, their participation and funding in an alternative program at Clatsop Community College. That program began in 1984 as a joint effort of the three districts and the Columbia 5J School District, which operates Knappa High School.

Officials of the three districts cited various concerns about the college-based program, including dissatisfaction with the program's results, the expense, failure to adequately tap educational resources countywide and the cost of transporting students to the college.

But Knappa High School is continuing this fall with the college program. Principal Earl Fisher said he and SJ district officials were pleased with it and saw no reason to change.

Parrish's committee, composed of representatives of the three districts, has met since June to work out the new program. Parrish said the education service district offered the classroom space at the Area Vocational Center.

THE CLASS, DESCRIBED as an "Opportunity Center," would present basic-skills instruction, along with possible instruction toward a General Educational Development diploma.

The class, meeting daily from 8 a.m. to noon, would be taught by a half-time teacher with an instructional aide. Some vocational classes at the center, or perhaps through the college, the Tongue Point Job Corps Center or local businesses, might eventually also be offered.

"We will start with a very basic foundation for a program, but intend to eventually involve more than the Area Center," Parrish said — "whatever we can do to help our kids be successful."

Parrish said the committee has not yet determined how many students the program would accommodate. Like the college-based program, each district would have a designated number of student "slots" for which it would pay. The education service district would serve as fiscal agent for the program.

Whatever final format is reached by the committee will need the approval of the state Department of Education as well as each of the three districts' school boards, Parrish said.

DAILY ASTORIAN 9/16/88

Emerald Heights for sale

By JOHN FORTMEYER
Of The Daily Astorian

An entire Astoria neighborhood of about 1,200 people will go on the auction block before the end of this week, and many of the residents are worried.

Residents of Emerald Heights in east Astoria will meet at 7 p.m. Thursday at the neighborhood's community center to discuss the situation.

In what the neighborhood's landlord said was a surprise to him, the process for sale of Emerald Heights begins Friday. On that day the federal General Services Administration will begin offering the neighborhood to any interested federal agency, said a spokesman for 1st District Congressman Les AuCoin.

If no federal agency makes a suitable purchase offer within 30 days, then state and local public agencies will have 20 days to submit bids. If by the end of the year no agencies have made acceptable offers, the neighborhood will go on the open market, said Chris Pierce, field representative at AuCoin's Portland office.

PIERCE SAID THAT timetable was outlined to him by an official of the federal General Services Administration in San Francisco, Calif. That agency is responsible for selling Emerald Heights, which is owned by the federal Department of Labor.

Built in 1946 as a housing complex for what was then the Tongue Point Naval Station, Emerald Heights comprises about 300 low-cost housing units.

Emerald Heights and the Tongue Point Job Corps Center, which now occupies the old naval station, are operated by General Electric Government Services under contract to the Labor Department.

John Crosby, who as director of the Job Corps center also serves as landlord for Emerald Heights, said he was not aware until this morning that Friday had any significance in the process for declaring the neighborhood "excess" to Labor Department needs. He learned about it by reading a notice announcing Thursday night's meeting.

Crosby said the last he had heard until reading the notice was that the GSA process was a slow one that could take two to five years. As landlord, he was surprised not to have heard about the bidding timetable.

The notice of Thursday's meeting was issued by Vicki Stough, a resident of Emerald Heights and also a member of the board of the Clatsop Community Action Team. That agency earlier this year decided to pursue efforts to preserve Emerald Heights as low-income housing.

TO THAT END, Clatsop Community Action, concerned Emerald Heights residents and the Northwest Oregon Housing Association have jointly formed the "Clatsop Housing Coalition," a project that would allow the housing association to acquire title to Emerald Heights and administer the property. The association administers U.S. Department of Housing and Urban Development programs in the area.

Chuck Wilder, director of Clatsop Community Action, said letters about the coalition project were sent last week to AuCoin and Oregon's two U.S. senators.

Wilder said the potential loss of low-income housing for 1,000 Astoria residents deeply concerned his agency.

"There's going to be a real crisis in the housing market if someone tries to make a golf course out of (Emerald Heights)," he said.

Pierce said AuCoin was well aware of the extensive local concern about the sale of the neighborhood. He noted that petitions against any sale had been sent to congressmen last June, signed by between 500 and 600 people.

Pierce said AuCoin favored efforts to turn the neighborhood over to the housing association. "What we are trying to do is find federal assistance to help NOHA, which everyone agrees is the most logical group around to take over control of Emerald Heights," he said.

Renters plan tactics

Enclave's residents to seek publicity

By JOHN FORTMEYER
Of The Daily Astorian

Is the prospect of one-tenth of Astoria's people losing their homes enough to catch even Dan Rather's or Barbara Walters' attention?

The people who live in those homes think so.

"There have been some suggestions that we put the pressure on by going public," Emerald Heights resident Bud Ashcraft told dozens of his neighbors Monday night as a Portland television camera filmed the proceedings. "There's a real human interest story here."

Ashcraft asked if they should seek wide publicity about their plight, even to the point of contacting network news shows such as ABC's "20-20" or CBS's "60 Minutes."

Almost in unison, they said yes. "Go for it," said one person.

In a 1½-hour meeting Monday night at the Emerald Heights Community Center, about 50 tenants of the east Astoria neighborhood decided to use widespread publicity and political pressure in a campaign to keep their more than 300 low-cost rental units.

"THE KEY TO the whole thing is political pressure," Ashcraft said. "This is 95 percent political and only 5 percent legal."

After years as owner of Emerald Heights, the federal Department of Labor last Friday began efforts to sell the neighborhood. The residents fear that if federal, state or local agency mandated to run housing programs don't act soon, the property could fall into the hands of a private developer and they could be ousted.

Emerald Heights was built in 1946 as a housing complex for what was then the Tongue Point Naval Station. Emerald Heights and the Tongue Point Job Corps Center, which now occupies the old naval station, are currently operated by General Electric Government Services under contract to the Labor Department.

As a first step in their campaign, the residents Monday night formally organized the Emerald Heights Tenants Association, with Ashcraft and Dolores Strickland as co-chairmen and a group of at least five other residents as officers or "advisers." Ashcraft said he wanted representation from each "interest group" in the neighborhood, such as Coast Guard families, low-income families, and moderate-income residents.

THE ASSOCIATION WILL begin with $5 voluntary donations per household, but will also hold fund-raising events such as bake sales and spaghetti feeds to help cover its legal fees, production of a newsletter and efforts to lobby state and federal officials all the way up to the governor and the state's U.S. senators.

It could be a long and costly effort, Ashcraft warned.

"We could end up with thousands and thousands of dollars in legal

See Emerald, Page 3

Emerald

Continued from Page 1

fees as we get into it," he said.

The residents agreed that the best step would be to persuade the federal Department of Housing and Urban Development to make an offer on the property between now and Oct. 30, which is the deadline for federal agencies to act.

If that does not occur, then a next step could be for the Northwest Oregon Housing Association to acquire the property. The housing association, which administers federal Housing and Urban Development programs in this area, would need to act in November, according to the federal timetable for the sale.

Ashcraft said many Emerald Heights residents want a better understanding of the housing association and its possible interest in Emerald Heights. He asked the tenant group's new leaders to meet with the housing association's board at 10 a.m. Thursday at the agency's office, 1508 Exchange St. in Astoria.

Chuck Wilder of Clatsop Community Action, an agency pushing for acquisition of Emerald Heights by the housing association, said the residents must also persuade Astoria city officials that sale of the neighborhood would not put an undue financial burden on the city government.

"They're not going to support any plan unless they are certain that you are going to pay your fair share of (city) services," he said.

Vicki Stough, an Emerald Heights resident and board member for Clatsop Community Action, told her neighbors that they could save their homes if they all worked together.

"We're not the little guy," she said. "Look how damn big we are — really!"

DAILY ASTORIAN 9/27/88

Breaking the cycle of violence

By MARY SUTHERLAND

"Who will have paid the highest price to attend the camp?" was the question flung at me by Vicki Tempey, coordinator for the Victims of Crime Act Camp.

I quickly calculated mentally what fees a doctor, counselor, housewife or lifeguard might lose by being away from work or home for a day or a day-and-a-half, so my answer was, "Counselor."

"Not at all," Vicki came back. "The sexual abuse victims will have paid the most." She continued, "So whatever is decided in regard to the camp, their point of view should prevail."

How right she was!

As one of the 38 volunteers taking the training to spend next weekend at Camp Kiwanilong near Fort Stevens State Park, I have been impressed by the awareness of the community in regard to child abuse, and in particular, the sexually abused children of Clatsop County.

As more and more cases are being reported and followed through, more and more children are in need of help. The purpose of the VCCA camp is to help overcome the trauma created by the sexual abuse by providing a positive, supportive experience for these kids.

THE IDEA FOR the camp came from the youngsters themselves while in the treatment program. For many years this has been a dream of Margaret Frimoth, treatment specialist at the Children's Services Division, now with a grant from the federal government, that dream is coming true.

Each of the campers will have a "buddy" for the entire weekend. The one-on-one camper/counselor ratio is the heart of the program.

In an atmosphere of undivided attention, loving guidance and acceptance without judgment, the volunteers will aid, support and motivate their camping partners.

The youngsters will be free to talk about their feelings and problems. Often they have seen themselves as being so "terribly alone" with no one to turn to.

The camp in itself will be a microcosm of any small community and could very well be Astoria or Clatsop County. The children will be shown how to make choices that will bring changes in their lives; how these changes can "break the cycle of violence" that their parents, and then they, have been subjected to in the past.

The community support for this camp has been outstanding. The men and women in training at Clatsop Community College have been coming regardless of the time of day or the weather.

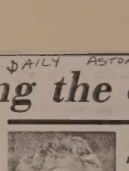
ONE RECENT EVENING was hot, humid and lazy. But more than 30 people between the ages of 18 and 70 showed up for the training and had a lively session in spite of the heat.

Training has been intense. Frimoth has imparted to the group a great deal of knowledge about domestic violence and especially child abuse.

The U.S. Surgeon General has cited domestic violence as a major health problem in our country today. "It affects 3 or 4 million women each year and involves the physical abuse of children 50 percent of the time," his report stated.

There is a tendency in the smaller communities to think that there are no such problems as domestic violence or sexual abuse. However, statistics show that such problems do indeed exist and that sexual abuse is committed more often by a family member or someone that the child knows — rather than the "proverbial stranger."

In Oregon in 1986, 54.8 percent of reported offenders were in a parental role or relatives of the child. Less than 18 percent of offenders were strangers, according to the Central Registry of the Children's Services Division.



'The violence and negligence of parents and caretakers serve as a model for children as they grow up. Without protection and treatment, child victims carry unresolved traumas into all facets of their personal and community lives.'
—Mary Sutherland

PERPETRATORS OF CHILD abuse come from all walks of life, races and religions. They come from all professions and work forces and represent all levels of intelligence. They reflect all standards of living — from the very filthy to the impeccably clean.

Sexual abusers violate the trust that a child inherently puts in those for care and protection. Sexual abusers usually warn or threaten their victims "not to tell" thus creating a conspiracy of silence about the act. Or they may make it "just our secret" so that the child shares the guilt.

This is where Frimoth hopes to break through "the silence of denial, both by the perpetrator, the victim and the community."

Through treatment and special camps she sees healing coming to the victim through improvement in mental and physical health.

As one volunteer said during training, "It will be a personal challenge for each of us to help them."

The children will be taught skills to survive and protect themselves. They will learn how to fight back.

And above all, they will learn that as children they have the right to safety, to happiness and the right to be safe.

"NO GREAT QUANTUM leaps are expected," Frimoth says. "It will be like a slow dance, three steps forward and two steps back. But it's that extra step forward each time that will make the difference in the long run."

The importance of promoting self-esteem and encouraging victims to return to as normal a life as possible cannot be emphasized enough. The violence and negligence of parents and caretakers serve as a model for children as they grow up. Without protection and treatment, child victims carry unresolved traumas into all facets of their personal and community lives.

Astoria can be justly proud of its turnout of volunteers and staff, however, some of them came as far away as Knappa, Nehalem, Seaside, Brownsmead an Pacific County in Washington.

Pinna Hinds of the Bird and Hat in Stayton, and Teresa Allen of the Lazy Susan Cafe in Cannon Beach planned the menus to be wholesome and hearty camp food, with just a "touch of the gourmet."

When the letter of solicitation went out to the businesses of the area requesting donations of food, the response rate was a question mark. No more.

THE COMMUNITY STORE, Bayside Sentry and Reed and Hertig Packing have already offered groceries and meats, while Tanner's Thriftway Market of Seaside sent a $250 gift certificate. With it came a gracious note from Pat Tanner: "This gift certificate will enable you to pick and choose what items you need."

Getting into the community spirit has been the Job Corps Center of Tongue Point. Several members have been attending the training sessions and others are scheduled to do the cooking for the camp.

Bus transportation and a certified driver will also be provided by the Job Corps. The campers will be picked up at various points from Westport to Seaside, so that the youngsters can become acquainted before camp actually begins.

This training won't make gurus of those of us attending the sessions; nor will the delicious meals make the youngsters give up junk food forever, but if we all work together to take up that challenge to help just one of those who has paid such a high price already, then all the planning, all the work and all the worry will not have been in vain.

Mary Sutherland works in the Astoria office of the state Children's Services Division and is a volunteer at the VOCA camp.

Sentencing postponed

Sentencing has been postponed until October for a former Astoria man who pleaded guilty in late July to sexually abusing a girl.

Glenn William Duncan, formerly of the Emerald Heights community in East Astoria, was scheduled to have been sentenced Monday before Judge Helen Frye in U.S. District Court in Portland. His sentencing for the charge of abusive sexual contact has been rescheduled to 10:30 a.m. Oct. 17. The charge carries a maximum penalty of up to five years in a federal prison and a $250,000 fine.

Federal and local authorities arrested Duncan, then 58, in late March in connection with a reported sexual abuse involving an Astoria girl under 12 years old, police have said. The incident occurred in Emerald Heights, police said.

In exchange for Duncan's guilty plea to the charge of abusive sexual contact, federal authorities will dismiss during the sentencing hearing a second charge of second-degree kidnapping.

The case has been handled in U.S. District Court, rather than Clatsop County Circuit Court, because at the time of Duncan's arrest Astoria police did not have law enforcement powers in the federal enclave.

Group hopes to shape Emerald Heights' future

By JOHN FORTMEYER
Of The Daily Astorian

Scores of residents in an Astoria neighborhood are banding together to save their homes.

More than 100 people packed the Emerald Heights Community Center Thursday evening to discuss what they can do to keep their rental dwellings despite federal Department of Labor efforts — which started today — to sell the neighborhood.

After a vigorous and sometimes heated discussion with a congressional aide and with representatives of a new coalition designed to preserve Emerald Heights as it now exists, the residents agreed to form a tenants' association.

That new group will formally organize at another meeting at 7 p.m. Monday, secure legal counsel and work on behalf of the coalition.

Emerald Heights, in east Astoria, has about 1,200 residents in 300 low-cost housing units. It was built in 1946 as a housing complex for what was then the Tongue Point Naval Station. Emerald Heights and the Tongue Point Job Corps Center, which now occupies the old naval station, are operated by General Electric Government Services under contract to the Labor Department.

Labor Department officials have previously indicated their intent to sell Emerald Heights. But Tongue Point Director John Crosby, who serves as the neighborhood's landlord, and the residents themselves were surprised this week to learn that the sale process would begin today.

FOR THE NEXT 30 days, the federal General Services Administration will offer the neighborhood to any interested federal agency. But Chris Pierce, field representative for Congressman Les AuCoin, D-1st District, told the residents Thursday there was "not a chance" any federal department would be interested.

After 30 days, state and local public agencies will have 20 days to submit bids. If by the end of the year no agencies have made acceptable offers, the neighborhood will go on the open market.

Under a worst-case scenario, if by March no suitable offers are made for Emerald Heights in its present state, the property could be offered to private developers, Pierce said.

Pierce tried to calm residents' fears that the sale process meant they would immediately be ousted.

"There's no chance of anything physically happening until March," he said.

The 20-day period for local agencies received most attention Thursday. If the residents will get behind it, there's a good chance that a new "Clatsop Housing Coalition" can make an acceptable offer for Emerald Heights during that time and keep them in their homes, said Pierce and Chuck Wilder, director of Clatsop Community Action.

WILDER SPOKE AT length to generate support for the coalition, which is composed of his agency, concerned Emerald Heights residents and the Northwest Oregon Housing Association. The association administers U.S. Department of Housing and Urban Development programs in the area.

Wilder said the housing association was the key player because it is a public agency mandated to run housing programs. If the association can secure funding from the Housing and Urban Development Department or the federal Farmers' Home Administration, it could acquire Emerald Heights and operate it similarly to the Labor Department, Wilder said.

Although some expressed anger over the sudden uncertainty they're facing, most of those attending Thursday said they saw the coalition as their best hope.

Bud Ashcraft, a four-year resident of Emerald Heights, volunteered to head the new tenants' group and asked his neighbors to channel their frustration into action.

"There's a whole lot of anger and frustration tonight, and most of it is misplaced," Ashcraft said. "Let's organize this, let's get an attorney, and let's go for the throat." He was loudly applauded.

DAILY ASTORIAN 9/30/88

Heights sale could pare jurisdictions' revenue

By ANDREA KENNET
Of The Daily Astorian

The potential loss of money for their budgets has Astoria city and school officials concerned about the fate of Emerald Heights.

Though the federally owned housing complex in east Astoria is exempt from paying property taxes, the Astoria School District and the city government receive some money for services from the federal government or the housing complex's landlord, General Electric Government Services.

Officials are worried that they could lose that income if a government agency or non-profit group were to assume ownership of Emerald Heights. If that happened, the 200-acre parcel — which has 86 multifamily buildings — might not be placed on the tax rolls.

About 1,200 people live in the 300 low-cost housing units at the site.

"One-tenth of the city population resides in that area," City Manager Jim Flint said. "Who will pay for the services should this be excess or conveyed from the federal government to a not-for-profit housing association and the property remains off the tax rolls?

"IT SEEMS UNFAIR for the rest of the property owners in Astoria to subsidize services for that area," he added.

The Clatsop Housing Coalition, which wants the community taken over by the Northwest Oregon Housing Association and preserved as low-income housing, has suggested that arrangements could be made for the association to make payments in lieu of taxes to the county government. Flint and school officials said the idea merited study, but they weren't sure it would equal what other property owners pay in taxes.

"I think it needs to be looked at pretty carefully," said Loran Mathews, an Astoria City Council member who is also director of support services for the school district.

The Clatsop County assessor's office estimates the value of Emerald Heights at about $5 million, but county officials say that figure isn't necessarily accurate because they don't have jurisdiction for appraisals in the community.

GE Government Services pays the city goverment for water and sewage service to Emerald Heights and for limited police service.

Under a seven-month contract, which expires Feb. 15, 1989, Astoria police officers respond to crimes in progress or emergencies. The $17,653 price of the contract covers the cost of employing and equipping a police officer for six months. If the city had to cover Emerald Heights full time, just like any other part of the city, the department would have to add three police officers at a cost of $120,000, Flint said.

PUBLIC LAW 874 requires the federal government to compensate school districts for students who live on federal property or whose parents work for the federal government. But the $24,500 the Astoria School District received in 1987-88 for 173 students hardly covered the cost of their education. The federal stipend averaged $115 per student, compared with the district's per-student cost of $3,800 to $4,000.

But at least it's something, Mathews said.

If Emerald Heights is sold by the federal government, the school district would lose a large number of the students for whom it now receives federal money. The school district would get no "impacted aid" compensation if fewer than 3 percent of the school-aged population is from families working for the federal government or living on federal land.

Both men said they recognized the need for, and supported, efforts to provide affordable housing for poor people.

BUT, FLINT SAID, the coalition needs to get together with representatives of the city government, the school district and other taxing jurisdictions to decide who would provide what kind of services and who would pay for them.

DAILY ASTORIAN 9/30/88

DAILY ASTORIAN
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In brief

Corps worker wins promotion

An 11-year employee of the Tongue Point Job Corps Center near Astoria is the center's new deputy director.

Herschel Lamb

Herschel Lamb, 36, assumed the post Aug. 30. The position had most recently been held by Mary Cohorst, who is now director of the Springdale Job Corps Center near Portland.

Job Corps is a residential and vocational training program for disadvantaged youths. The Tongue Point center, operated by General Electric Government Services under a contract with the federal Labor Department, employs about 155 people and enrolls about 1,000 students annually. The director is John Crosby.

Lamb came to the center in 1977 to work as an instructor in the Education Department. Since then he has held a wide variety of positions in the Residential Living and Programs Department, the past four years as manager of residential programs. He spent part of this summer as acting manager of the Westover Job Corps Center in Massachusetts.

As deputy director, Lamb supervises residential, educational and vocational programs at Tongue Point.

A native of Sacramento, Calif., Lamb holds a bachelor's degree in business administration from Seattle University. He said the beauty of the coast and the opportunity to work with people attracted him to Tongue Point after working in private business.

DAILY ASTORIAN 10/7/88

Price is central issue at Heights

Group offers $1; agency wants millions

By JOHN FORTMEYER
Of The Daily Astorian

There might soon be some very tough haggling over the cost of keeping rental units available to one-tenth of Astoria's population.

On one side, the federal General Services Administration could soon demand millions of dollars for the Emerald Heights neighborhood.

On the other side, the Northwest Oregon Housing Authority's executive director, Lorene Brock, says the group might make a slightly lower offer — "My intent is to offer them $1."

Whether a compromise is possible depends on many factors that the authority's board discussed Thursday with Emerald Heights residents.

Emerald Heights, a 200-acre federal enclave of 300 low-cost rental units, is home to about 1,300 people, or about 10 percent of the city's population. After owning the area for years, the federal Department of Labor, with assistance from General Services Administration, began efforts last Friday to sell the neighborhood.

The pending sale deeply concerns Emerald Heights residents, who say they hope the housing authority will make an offer for the property next month. They fear that if federal, state or local agencies mandated to run housing programs don't act soon, a private developer could buy the property and evict them.

"MY BIGGEST FEAR is that it's going to slip through our fingers," Bud Ashcraft, co-chairman of the newly formed Emerald Heights Tenants Association, told the board.

Emerald Heights was built in 1946 as housing for what was then the Tongue Point Naval Station. Emerald Heights and the Tongue Point Job Corps Center, which now occupies the naval station, are now operated by General Electric Government Services under contract to the Labor Department.

The Astoria-based housing authority administers federal Housing and Urban Development programs in this area. Its board and many other local officials had thought until last week that the sale of Emerald Heights — though they knew it was coming — would still be years away. They were surprised to learn otherwise.

The board in September had voted to look into buying the neighborhood and reaffirmed that decision Thursday. "All of a sudden we find this accelerating," Brock said.

If no federal agency makes an offer this month, the housing authority will have 20 days in November to make an offer. To prepare for that possibility, Brock is contacting everyone she can think of — federal and state officials, financing agencies and local officials.

"I'm trying to unturn every stone I can find," she said.

A big question is if the federal government can be persuaded, perhaps through political pressure, to give the property to the housing authority for a token $1, or sell it at a greatly reduced price.

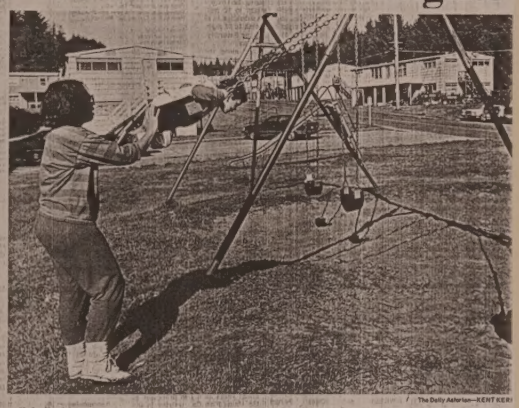
IT MAY PROVE difficult.

Clara Bridges, realt estate specialist at the General Services Administration's San Francisco, Calif., regional office, last week told The Daily Astorian that her agency was committed to getting close to the market value for the property. She said that amount would be determined through an upcoming agency appraisal that will be kept confidential, even from prospective bidders.

"In negotiations, we would have an asking price," she said. "We hope that they would meet the asking price."

"GSA is digging their heels in on this."

See Emerald Heights, Page 4



The Daily Astorian—KENT KERR

Cindy Hendrickson, pushing her son, Luke, as he swings near Emerald Heights' Halsey Road, moved to the neighborhood two months ago. Play areas and affordable rents are among the area's attractions for young families.

The Daily Astorian—DAVID HARLAN

Gerry Garland shows Lorene Brock of the Northwest Oregon Housing Authority a vacant apartment during a tour Thursday afternoon.

Rental owners wary of neighborhood's effect

By DAVID HARLAN
Of The Daily Astorian

The presence of 300 low-cost, federally owned rental units open to all comers has prevented the development of new rental housing in the Astoria area and has held the rents of existing rental housing artificially low.

So says the Residential Rental Owners of Clatsop County, a group of area property owners who have been pushing for the sale of the federally owned Emerald Heights neighborhood for more than a year.

"Our suggestion is to divide it up into sections and put it out to bid" to allow smaller developers to compete for piece of the action, said Stan Abramson, a member of the property owners' organization.

That is not the kind of thing Emerald Heights residents want to hear. They fear private developers would jack up rents and send those unable to pay packing.

"If it goes into the private sector, what happens to us is all going to depend on that person's conscience," according to Bud Ashcraft, co-chairman of the Emerald Heights Tenants Association.

The neighborhood is home to about 1,200 people, about 10 percent of Astoria's population, said Gerry Garland, who manages the housing complex for General Electric Government Services.

Monthly rental rates range from $188 for a 812-square-foot, two-bedroom flat to $298 for a 1,612-square-foot, three-bedroom unit. All utilities, with the exception of phone service but including cable television, are included in the monthly rent.

Those rents are considerably lower than the going rates charged by private landlords in the area, said Duane Jeremiah, owner of the 92-unit Blue Ridge housing complex and another member of the property owners' organization.

And that adds up to zero incentive for private developers to build new rental housing in the area because they can't get an adequate return on their investment, Jeremiah argued.

He said Emerald Heights tenants have been paying an average of 20 cents per square foot, assuming a 100 percent occupancy rate and based on the total monthly rental income of the housing complex divided into the total square footage of the housing in the facility. He said he obtained those figures from a source who would not fare well if identified.

Local private rental owners, in contrast, charge an average of 32.33 cents per square foot, based on an informal survey he took of several property owners or management firms.

Private owners of multiunit rental housing typically pay water, sewage and garbage costs. Those utilities, as well as heating, electricity and cable television service are included in the rents of Emerald Heights residents.

In order to get an "apples to apples" comparison of per-square-foot costs, you have to account for those utilities that other landlords don't pay, Jeremiah argued. When you subtract those costs, Emerald Heights residents pay less than 10 cents per square foot each month for their housing, he claimed.

Ashcraft and Garland beg to differ. If their tenants were charged 21 cents per square foot, the resident of a 812-square-foot flat would pay $170.52 per month. Tenants actually pay $188, Garland said.

Both Jeremiah and Abramson said they had no desire to see low income residents of Emerald Heights thrown out of their homes. But many of the residents don't meet federal guidelines and can afford to pay market prices, they say.

If the complex were taken over by one or more private developers, "the people who can afford to pay the fair market price pay the market price," Jeremiah said. "Those who can't get a subsidy" from the Northwest Oregon Housing Authority, he said.

But Lorene Brock, executive director of NOHA, said she would like to see the federal government pass ownership of Emerald Heights to her agency.

For many of the residents, who make too much to qualify federal assistance but not enough to pay higher rents while enjoying a few of life's good things, the low-cost housing now provided by Emerald Heights is the difference between "living and just existing," Garland said.

Emerald Heights—

Continued from Page 1

Ashcraft said. But he also cited cases in which federal property had been sold to the Oregon state government for less than market value.

"I don't see why Astoria, Ore., can't have something given to them," Brock said.

The housing authority board heard various estimates on the potential asking price. The Clatsop County assessor's office estimates Emerald Heights' value at about $5 million, but county officials say that figure isn't necessarily accurate because it isn't within their jurisdiction to appraise the area.

Chuck Wilder of Clatsop Community Action, which is also promoting the housing authority's efforts, said a local real estate agent estimated only a $1.5 million value for the site. Duane Jeremiah, who owns the nearby Blue Ridge housing complex, offered his own estimate of $1.25 million.

IF A GIFT of the property is ruled out and the housing authority must make a substantial offer, then financing arrangements through Housing and Urban Development would be needed, Brock said.

But the cost of loans for purchasing Emerald Heights would likely mean large rental rate increases for tenants, she warned.

She raised another concern — the potential cost of repairing the neighborhood's deteriorating sewer, water and electrical systems.

"You're talking about an extensive repair bill," Brock said. "It's not a cheap thing."

She also added that local officials must be persuaded that selling the neighborhood wouldn't unduly strain the city government budget, or mean a significant loss of revenue to local schools.

She said city officials estimated that extending services into Emerald Heights would cost the city $200,000 annually. Ashcraft countered that the estimate was too high.

"The city is going to expect something in lieu of taxes to cover costs," Brock said. She later summarized that "there's a lot of expense to the project, and we've got to pencil it out."

Brock said one positive note was that Gov. Neil Goldschmidt has taken an interest in her agency's efforts.

"His office wrote me back and said the (Oregon Housing Division) is keeping a close eye and will let him know at what time he should intervene," she said.

BRIDGES CONFIRMED THAT the state government had contacted her agency regarding Emerald Heights.

Ashcraft and co-chairman Dolores Strickland indicated that the tenant group would increasingly lobby political leaders for action on the issue, which has already received extensive statewide news coverage.

"As much pressure as we can put on before the (Nov. 8) election, the better we'll be," Strickland said.

Chairman Arnold Seeborg said the board understood the tenants' desire for action.

"We appreciate the anxiety the residents of Emerald Heights have," he said.

DAILY ASTORIAN 10/10/88

Emerald Heights focus of closed Portland meeting

By JOHN FORTMEYER
Of The Daily Astorian

In hopes of giving common direction to efforts to save an Astoria neighborhood more than a dozen people will hold a summit meeting, of sorts Friday.

The Portland gathering is being arranged by an aide to Congressman Les AuCoin. Representatives of a wide range of agencies groups and elected officials will discuss the fate of Emerald Heights

The meeting will begin at 2 p.m. at the offices of the federal Department of Housing and Urban Development, 520 S.W. Sixth St. Portland

"The whole point is to get everyone who's involved to sit down and figure out what can be done," said Chris Pierce the aide to AuCoin

The meeting is not for the general public, Pierce said. The press also will not be allowed out of concern that having reporters there would discourage a free exchange of ideas and opinions Pierce added.

He said each of the following agencies would be asked to send only one representative: the federal Department of Housing and Urban Development, the Oregon Housing Division, the Northwest Oregon Housing Authority, the Astoria city government, the Clatsop County Board of Commissioners, the Emerald Heights Tenants Association and Clatsop Community Action.

ALSO INVITED WILL be state Rep. Tom Hanlon, state Sen. Jean Dukes and representatives of U.S. Sen. Mark Hatfield and U.S. Sen. Bob Packwood.

Pierce said he wasn't sure how much progress could be made at the meeting but that it was still worthwhile to bring the concerned parties together

"It just got to the point that there are so many different people and agencies involved," he said.

Emerald Heights, a 300-acre federal enclave of 300 low-cost rental units, is home to about 1,200 people, or about 10 percent of the city's population. After owning the area for years, the federal Department of Labor with assistance from the General Services Administration, on Sept. 30 began efforts to sell the neighborhood.

Emerald Heights residents, worried about eventually losing their rental homes to a private developer, are hoping the Northwest Oregon Housing Authority will make an offer for the property next month.

Clatsop Community Action and residents of the neighborhood have formed the Clatsop Housing Coalition to support the housing authority's efforts to acquire Emerald Heights and continue it as a housing area.

Noting that the county's supply of decent affordable housing for low income families is alarmingly small, the county Board of Commissioners last week voted to send letters to federal and state officials in support of the coalition plan.

"WAITING LISTS FOR publicly assisted housing are at an all-time high, but vacant standard units are simply not available," the commissioners' letter stated. "Clatsop County cannot afford to lose Emerald Heights as a housing resource for our economically disadvantaged."

Chuck Wilder of Clatsop Community Action said the commissioners were the first of about 20 groups and agencies, both public and private, that he hoped would eventually lend support to the coalition.

"It's very significant," he said. "It's going to influence how other groups perceive the situation."

Wilder added that coalition members would meet Tuesday with Astoria City Manager Jim Flint to discuss the proposal. Flint has expressed concern that proposals for Emerald Heights carefully consider the potential demand on city services.

DAILY ASTORIAN 10/11/88

Teens to dance their way out of a rut

And drugs, alcohol will have no role

By JOAN HERMAN
Of The Daily Astorian

Like teen-agers everywhere, Todd Clifton and Colin Foss complain that there's not much to do.

Going to the high school game is the big thing on Friday nights. Saturday nights often are spent at the movies.

"Or," says Joy Brewer, an Astoria mother, "you go drinking. That is really the big entertainment in this county."

That's not an endorsement, says Brewer, a member of the Clatsop County Juvenile Services Commission. It's merely an observation — one that Clifton and Foss say is correct.

But rather than continuing to complain, Clifton, Foss and a dozen other youths have an idea for changing that pattern, at least for 3½ hours each month. The teens, together with the commission, are organizing dances for teen agers countywide. The key is that the dances will be drug- and alcohol-free. Inebriated teens will not be allowed to participate.

"That's what we're really striving for, a safe place to go and a fun environment, to let parents know it's OK," says Clifton, who serves on the commission's student advisory committee.

THE CHALLENGE FOR the organizing committee is to make the dances the thing to do on a particular night.

"We've got to make dancing more enjoyable than drinking," says Clifton, an Astoria High School senior. "If they (teens) know there's going to be a dance this next weekend, they won't be as apt to go drinking."

The first dance, scheduled for 8 p.m. to 11:30 p.m. Oct. 29, will feature a disc jockey, whom Clifton and Foss will select, and a light show at the Seaside Civic and Convention Center.

The committee also hopes to have door prizes, provided businesses donate them, and possibly refreshments. No admission will be charged. Adult chaperones will transport teens living throughout the county to and from the dances.

Only youths 13 to 19 years old and the chaperones will be allowed inside the dances. Students in Clatsop Community College's criminal justice program will provide security.

To avoid "turf wars" among different high schools, the dances will be held at neutral locations. Some dances may have live bands; others will have disc jockeys spinning records.

Each month, a different business will sponsor the dances. The Juvenile Services Commission will provide $450 for the first dance.

The idea for the alcohol- and drug-free teen dances evolved from work a county task force did for Gov. Neil Goldschmidt's Children's Agenda in April. Part of the task force's job was to recommend activities that could be developed for teens locally. The task force, and in particular Brewer, realized that the teen dance was one that could be organized immediately and relatively inexpensively.

TEEN DANCES HAVE been popular in Clifton's previous home of Lakeview, and he thinks they'll catch on here, too. But it may take time.

"Some people are real enthusiastic and other people aren't because they've seen things that failed," Clifton said.

The key is that the best authorities on what teen-agers like — other teens — are organizing the dances, with guidance from the Juvenile Services Commission. Other youths working on the dance organizing committee include Diana Morimoto of Warrenton, Amy Ragan of Seaside, Tara Niemi of Warrenton, Jamison Grinsell of Seaside, Kraig Jacobs of Gearhart, Jason Bopp of Gearhart, David Hillard of Astoria, Betsy Rhone of Knappa, Ed Harmon of the Tongue Point Job Corps Center and Natasha Freeman of Knappa.

The teens haven't hesitated to let the grown-ups know when their ideas were bad, either. Two adult suggestions, finger foods and decorations, were not received well, jokes commission member Kitty Paino.

The dances probably won't quell all the not-enough-to-do-here complaints, the organizers say. But at least they'll give teens one more option.

The Daily Astorian—JOAN HERMAN

The membership of a committee organizing teen dances includes, from left to right, Colin Foss, David Hillard, Tara Niemi, Todd Clifton, Amy Ragan, Ed Harmon (back), Diana Morimoto, Natasha Freeman, Robert Curry and Elaine Downs.

DAILY ASTORIAN 10/12/88

Make stability, fairness goals for Emerald Heights

Suddenly life has become uncertain for the 1,200 Astorians who live at Emerald Heights. This housing development of 300 low-cost rental units is being put on the block by the federal General Services Administration. Emerald Heights lies in eastern Astoria, across U.S. Highway 30 from the Tongue Point Job Corps Center.

The disposition of Emerald Heights points out one of the pitfalls of the Reagan administration's policy of privatization. Under the doctrine of privatization the administration is selling off what it believes to be surplus property.

On paper the idea of privatization sounds pretty good. Why shouldn't the federal government make some money by disposing of property it doesn't need? But selling off federal assets in some situations would create major disruption. And the government ought to tailor its eventual solution to fit local needs.

Consider the case of Emerald Heights. It comprises 10 percent of Astoria's housing stock. Some 10 to 15 percent of Emerald Heights' residents are single parents. Residents also include young Coast Guard families and families associated with the Job Corps center.

The Northwest Oregon Housing Authority would like to acquire Emerald Heights, and it will have an opportunity to do that. But the opportunity will only last 20 days. And it is far from certain that the housing authority and the government can come to terms.

Private developers have also expressed interest in Emerald Heights. Some of those developers have complained that the low rents at Emerald Heights have kept rents in Astoria units artificially low. But the rental market in Astoria has tightened in recent months. And the solution to a sluggish rental market is increased demand, which can only be a function of an improved economy.

Our congressman, Les AuCoin, has taken an interest in the Emerald Heights matter. He will be holding a meeting Friday in Portland with federal agencies to discuss the situation. Unfortunately, AuCoin's people have decided to close this meeting to the press and public. Given the overwhelming importance of this issue to Astoria, we do not understand why the congressman is doing that. We think closing the door is shortsighted and serves no constructive purpose.

AuCoin is in a position to ensure that the Emerald Heights matter is resolved in a manner that preserves good housing stock while also being fair to Astoria and the families that reside in the development.

Without getting into the details of those options which the General Services Administration must consider, we think there are at least two guiding principles that ought to be observed. The eventual solution ought not to be disruptive of the families residing at Emerald Heights. And the solution should seek to maintain what has been a relatively high-quality residential area.

We also encourage Mr. AuCoin to open Friday's meeting to the public. He is not serving himself or us, his constituents, well by barring the public and the press from this important occasion.

DAILY ASTORIAN 10/12/88

Open Forum

Deadline for election letters

Letters to be published prior to the Nov. 8 election must be received at The Daily Astorian by noon Saturday, Oct. 29.

'Official notice'

Since the government has never given official notice to the residents of Emerald Heights, I thought I'd be a good citizen and volunteer to do it for them.

Notice to Tenants of Emerald Heights

Look, folks, Emerald Heights was never intended as a public housing project, and we certainly didn't mean to turn it into Clatsop County's largest single housing resource for low-income families. We just happened to own the place and were nice enough to let you move in for a while.

Then President Reagan told us to start selling off all the public domain we could as fast as we could, you know, everything from ball-bearings to wilderness areas. To make matters worse, some of your private landlords started complaining about unfair competition. I mean, what the hell were we supposed to do?

Now, if this were a "real" government housing program, we'd need congressional authorization to shut it down, and we'd have to take some responsibility for what's going to become of you and the local community. But it isn't; as I've already explained, it's not our results but our intentions that count.

So we don't owe you a thing. We don't have to do an impact study such as we routinely require of private industry whenever it looks like they might cause hardship or distress for the community. We don't care who buys the place or what they do with it as long as we get our price — and, by God, we're digging our heels in on this one! We don't even have to notify you or your landlord as to when your homes will be put up for sale (though feel free to call us anytime).

Be thankful that your rights are fully protected under Oregon state law and that you can't be forcibly removed from your homes until thirty days after they're sold. As you pack your things, take comfort in the fact that by giving up your home you will not only be helping us reduce the Big D, but in your own small way, contributing to the revitalization of our free enterprise system (which reminds me: If things get really tough, there's a nice little emergency shelter out on Clatsop Plains that can hold up to four families at a time).

If you have further questions, please contact our GS-15 in San Francisco and hope that he is not away from his desk.

"WE DON'T CARE. WE DON'T HAVE TO. WE'RE YOUR FEDERAL GOVERNMENT."

CHUCK WILDER
1469 Ninth St.
Astoria

Honest curriculum

When the Pledge of Allegiance is recited in the classroom it con-

Neighborhood: Agency, residents form coalition

■Continued from Page B1

Sam Kanneri and his wife Robin H, have four children, and their income averages $5 to $6 an hour. He's concerned that rents would climb beyond his reach if a private developer buys Emerald Heights.

"It's hard for a fellow to make it on that," he added.

"What they (federal government) are doing, I can't added, "is saying, 'Sorry, but we don't care about you people living here.'"

Meanwhile, a major private developer, Duane Jeremiah, who owns the 108-unit Blue Ridge housing complex, sees another side to the situation.

He thinks the federal area should be sold to a private interest and placed on the tax rolls.

"My opinion is basically that Emerald Heights has been a detrimental factor in the development of rental housing in the city of Astoria for the last 20 years," said Jeremiah.

He said the existence of many low cost rental units at Emerald Heights removes the incentive for private developers to build new housing units because they can't compete with that area and charge enough to make an adequate return on their investments. Jeremiah suggests that if a private developer took over Emerald Heights, low income people living there who can't afford higher, market place rental rates be subsidized through Northwest Oregon Housing Authority.

Rents for units at his Blue Ridge complex run from $185 a month for a one-bedroom unit to more than $410 a month for three bedroom units and the tenants pay for [illegible] and cable television.

Built in 1946 as a housing complex for what was then the Tongue Point Naval Station, Emerald Heights is managed locally by General Electric Government Services Corp., which also runs the Tongue Point Job Corps Center.

Although there had been previous discussion by the Department of Labor about selling the Emerald Heights area, local officials say such an action was not expected at this time.

"We thought we had one to five years," said Jim Flint, Astoria's city manager. "Everybody was caught unaware that they were moving on this. They just did it."

Gerry Garland, who manages Emerald Heights for the General Electric Government Services, said the agency had not expected the property to go up for sale so soon.

This isale[sic] was one of the most intentional and callous things I ever seen the federal government do, said Chuck Wilder, director of the Clatsop Community Action agency.

In an effort to do something about the situation, Clatsop Community Action and Emerald Heights residents have formed the Clatsop housing coalition to support a bid by the Northwest Oregon Housing Authority to acquire the housing area and manage it for low- and moderate-income residents.

Noting that the county's supply of decent affordable housing for low income families is "alarmingly small," the Clatsop County Board of Commissioners has sent letters of support for the Northwest Oregon Housing Authority proposal to state and federal officials.

The Oregonian/ROSS HAMILTON

Emerald Heights, a 200-acre federally owned area containing low- and moderate-income housing, is for sale. Built in 1946, it has been declared surplus property. A local public housing authority would like to take over the property, but it might be sold to private developers.

Waiting lists for publicly assisted housing are at an all-time high, but vacant, standard units are simply not available," the letter stated.

Clatsop County cannot afford to lose Emerald Heights as a housing resource for our economically disadvantaged."

The federal government is seeking sealed bids from parties interested in buying Emerald Heights and has not released information on its estimated property value. The Clatsop County assessor's office estimated its worth at $5 million, while a local real estate agent and a developer place the value at $1.25 million to $1.5 million.

Flint said the city of Astoria has not taken a position on the Northwest Oregon Housing Authority proposal but will consider it at a City Council meeting Monday.

The federal government does not pay property taxes on Emerald Heights. But the government and General Electric Government Services do make payments for services to the city and the Astoria School District. Flint is concerned that if the property [illegible] to non-profit agency such as the Northwest Oregon Housing Authority and remains off the tax rolls, the city will lose revenue.

"If we can work out a solution to the financial questions," Flint said, "(the Northwest Oregon Housing Authority proposal) seems like a reasonable solution. He said the city has asked the General Services Administration to slow down the sale process so that the financial concerns regarding the city and school district may be studied.

Interested parties in the Emerald Heights issue were to meet with staff members of Rep. Les AuCoin, D-Ore., and federal officials [illegible] and Friday to discuss possible solutions to the pending sale of the property.

Emerald Heights residents hoped the meeting would lead to a solution that will allow them to stay there and enjoy what they say are affordable rents and a pleasant community.

"It's such a good place up here for our kids," said Robin Kanneri. "It's safe. You don't have to worry about crime. If we have to move from here, finding another place that will take kids is impossible."

DAILY ASTORIAN 10/17/88

Court injunction eases time crunch for Heights

By JOHN FORTMEYER
and ANDREA KENNET
Of The Daily Astorian

A court injunction from a national homeless-advocacy group has unexpectedly boosted efforts to preserve the Emerald Heights housing complex.

Federal, state and local officials meeting in Portland Friday to develop a game plan learned that the National Coalition for the Homeless had received a federal court injuction blocking the General Services Administration and three other federal agencies from selling Emerald Heights and other surplus federal housing projects.

The injunction, granted Sept. 30 by U.S. District Judge Oliver Gasch, requires the agencies comply with federal law requiring that homeless-advocacy groups first be notified of such pending sales.

The injunction provides more time for those working to keep Emerald Heights as low-cost rental housing.

"The pressure that we thought was putting time constraunt on us is not there," said Lorene Brock, director of the Northwest Oregon Housing Authority, one of the lead players in the effort.

State Rep. Tom Hanlon, D-Cannon Beach, cautioned against over-optimism. "Legal suits and injunctions, those things disappear in a minute. We all should not be relying on that, and (should) go foward in solving the Emerald Heights issue," said Hanlon, who also attended Friday's meeting.

On Sept. 30, the federal Department of Labor began efforts to sell the former naval housing complex, home to about 1,200 people in east Astoria. Rents for the 300 apartment units are considerably lower than the general local market, and many residents and agencies that work with low-income people worry that sale to a private developer could spell the loss of that affordable housing.

UNDER THE ORIGINAL timetable for sale of the property by the GSA, local agencies such as the housing authority had 20 days in November to register their interest in the property. Federal agencies had until Oct. 31 to show interest.

Under the injunction, GSA can continue groundwork, such as having appraisals done, but can make no decisions as to the sale of Emerald Heights, according to Clara Bridges of the GSA's real estate office in San Francisco.

Representatives of federal, state and local interests displayed strong backing Friday of the housing authority's proposal to acquire Emerald Heights, participants said. The meeting was closed to the public and the press.

Also represented at Friday's meeting were the U.S. Department of Housing and Urban Development, Farmers Home Administration, U.S. Rep. Les AuCoin, U.S Sen. Bob Packwood, the Oregon Housing Agency, state Rep. Joan Dukes, D-Svensen, Clatsop Community Action, Northwest Oregon Housing Authority, St. Helens Community Action and the Emerald Heights Tenants Association.

U.S. National Bank of Oregon was also represented to provide information on various financing schemes. Brock said it was now clear that the federal government would demand close to full market value of the property; unofficial estimates of that value range anywhere from $1.5 million to $5 million.

The meeting participants called for the organization of a broad-based committee to help the housing authority put together an acquisition package.

The Emerald Heights Tenants Association will take up the issue at 7 tonight in the housing complex's community center. Bud Ashcraft, co-chairman of the tenant association, and Lary Dawd, of the Oregon Housing Agency's multifamily housing projects division, will speak.

BROCK AND CHRIS Pierce, an aide to AuCoin, said the federal and state agencies in attendance Friday

See Heights, Page 4

Continued from Page 1

expressed interest in playing a part in whatever plan the housing authority develops.

"There was a consensus among everybody that they were willing to work together," Pierce said.

Brock said that plan could, for example, have Farmer's Home Administration rehabilitate some units while Housing and Urban Development or the state agency assists with other units, and still others are sold by NOHA to private parties.

Dukes pointed out that a successful plan would to require long-range commitment by all concerned agencies. "It's not going to happen overnight," she said.

Meanwhile, the Astoria City Council, when it meets tonight, is expected to ask the federal government to slow the sale process so that financial concerns regarding the city and Astoria School District may be studied. The federal government pays no property taxes on Emerald Heights. But the government and General Electric Government Services, which manages Emerald Heights, do make payments for some services to the city and the school district. City and school officials are concerned that if the property goes to a non-profit agency and remains off the tax rolls, they will lose the revenue.

City officials also are concerned about assuming responsibility for the water and sewer system at Emerald Heights, which were built in the 1940s.

DAILY ASTORIAN 10/21/88

Heights Benefit Scheduled — A "Save Our Homes' Community Sale" will be from 9 a.m. to 5 p.m. Saturday at the Emerald Heights Community Center. Sponsored by the Emerald Heights Tenants Association, the event will raise money so the association can lobby for preservation of the neighborhood's low-cost housing. The association will accept donations of salable items between 7:30 a.m. and 4:30 p.m. today through Thursday at the community center. For more information, phone Shirley Gulleff, 325-5617.

DAILY ASTORIAN OCTOBER 31, 1988

A member of the staff at Tongue Point Job Corps Center has been appointed to a national advisory group.

Capt. JACK NEWBOLD, instructor for the deckhand program at Tongue Point, has been approved by the federal Department of Transportation to serve on the Coast Guard Towing Safety Advisory Committee.

Newbold served in Vietnam as a captain in the U.S. Army Transportation Corps. More recently he has been a tugboat master maritime training officer, and an executive member of the Inland Boatmen's Union.

2/1/88 THE DAILY ASTORIAN, Astoria

Jurisdictions to discuss Emerald Heights

By JOHN FORTMEYER
Of The Daily Astorian

Two local governing bodies will meet in a special joint session Nov. 1 to discuss what the impending sale of an Astoria neighborhood might mean to them.

The joint session of the Astoria City Council and the Astoria School Board will be at 7 p.m. in the board room at the school district office, 3196 Marine Drive.

Although it will be a public session, comment from the public will not be taken, school Superintendent Stuart Kammerman said.

The potential loss of money for their budgets has both city and school officials concerned about the fate of Emerald Heights, a 200-acre area that is home to 1,300 people, or about one-tenth of the city's population.

THOUGH THE FEDERALLY owned housing complex in east Astoria is exempt from paying property taxes, the school district and the city government receive some money for services from the federal government or the housing complex's landlord, General Electric Government Services.

Officials are worried that if a government agency or non-profit group were to assume ownership of Emerald Heights, the neighborhood might not be placed on the tax rolls.

City officials estimate that the cost of extending full services to Emerald Heights would be about $200,000 annually. They also are concerned about the potential cost of repairing water and sewer lines throughout the area.

The federal government is required by law to compensate school districts for students who live on federal property or whose parents work for the federal government. The Astoria district received $24,500 in 1987-88 for 173 such students.

IN OTHER ACTION related to Emerald Heights:

• An advisory committee on Emerald Heights has been set up by the Northwest Oregon Housing Authority, which is working to acquire the neighborhood and preserve it as low-cost housing. Lorene Brock, the authority's executive director, said the formation of the committee was suggested during an Oct. 14 meeting in Portland of federal, state and local officials.

Serving on the committee are Arnold Seeborg, chairman of the authority's board; J.W. "Bud" Forrester, retired editor of The Daily Astorian; Astoria Mayor Edith Henningsgaard; Clatsop County Commissioner Roger Berg, local resident Barbara Wagner, and Bud Ashcraft, co-chairman of the Emerald Heights Tenants Association. The association was recently formed to support the authority's efforts.

The committee will hold its first meeting Nov. 1.

• Officers of the tenants association decided Monday night to hold a neighborhood open house for the general public. Ashcraft said many North Coast residents had never visited Emerald Heights but had become interested in the area because of recent publicity about the impending sale. The open house will help acquaint them with the neighborhood and the issues involved, he said.

The open house will be from 1 p.m. to 4 p.m. Dec. 6. Refreshments will be offered at the Emerald Heights Community Center.

• Three representatives of the federal General Services Administration toured Emerald Heights last week, said Gerry Garland, housing manager for the complex. The General Services Administration is handling the sale of the area for its owner, the Department of Labor.

Garland said two of the GSA staff members were from agency headquarters in Washington, D.C., and the other was from the regional office in San Francisco. Calif. Garland said he did not know the purpose of [illegible]

North Coast

Government plans to sell much of Tongue Point

By JOHN FORTMEYER
Of The Daily Astorian

Emerald Heights isn't the only local area the federal government is trying to sell.

In addition to Emerald Heights, which is a neighborhood of 1,200 people in east Astoria across from the Tongue Point Job Corps Center, the Department of Labor is also marketing much of the point itself.

The department will sell between 85 and 90 acres of forested land comprising the northern part of the point. It also will sell 30 acres abutting the city sewage ponds and adjacent to old U.S. Highway 30. That parcel is southwest of the Tongue Point Job Corps Center and east of the Blue Ridge development.

Those parcels are outside areas now occupied by the Job Corps center and the U.S. Coast Guard, as well as an area owned by the Oregon State Land Board.

Three representatives of the General Services Administration, the federal agency that is marketing the property for the Labor Department, spent three days here last week inspecting the two parcels. They also inspected forestland within the 200-acre Emerald Heights area.

ALTHOUGH EMERALD HEIGHTS is within the Astoria city limits, the other two parcels are not. However, they are within the city's designated urban growth boundary, meaning the city plans to annex it eventually. City government officials said they didn't know of the efforts to sell the two parcels until one of the GSA representatives contacted City Hall last week.

Emerald Heights was built in 1946 as a housing complex for what was then the Tongue Point Naval Station. Emerald Heights and the Job Corps center, which now occupies the old naval station, are currently operated by General Electric Government Services under contract to the Labor Department.

Clara Bridges, real estate specialist at the GSA regional office in San Francisco, Calif., was among the visitors last week. She said the two parcels are being offered in the same sales process as Emerald Heights.

That process began Sept. 30 but was brought to a temporary halt that same day when a national homeless-advocacy group secured a court injunction preventing GSA and three other federal agencies from selling the surplus properties.

The preliminary order was issued by U.S. District Court Judge Oliver Gasch in Washington, D.C. Gasch has yet to issue a final decision; until then the sales process is in limbo. "We can't dispose of anything," Bridges said.

Under that sales process, other federal agencies get first crack at the parcels, followed by state and local agencies. If none of them makes a suitable offer, the property could then be put on the open market.

MIKE MORGAN, A planning consultant for the Astoria city government, said that under current zoning by the Clatsop County government and the city government, there are severe restrictions on what could be done with the heavily forested acreage on the point. He said the property is designated Shorelands 5, the most restrictive zoning for natural resource areas that merit protection.

Permitted uses under that zone would be only navigational aids or use of vegetation to stabilize the shoreline. Conditional uses that would require special approval would be marine research or educational activities, activities that enhance the area's natural resources, or very low-intensity recreational uses, such as trails. That means any designation of the area as a park would require very limited public [illegible]

Job Corps center director John Crosby said he had heard that the federal agencies involved in the sale were sensitive to public concerns about preserving the natural area and thus would like the property acquired by the federal U.S. Fish and Wildlife Service. He said Fish and Wildlife representatives inspected the property about six months ago, but he hadn't heard of any further action.

Aside from a dirt loop road and some ammunition bunkers placed there by the Navy during World War II, the property is beautifully pristine and features "a lot of wildlife" and much old-growth timber, some of it hundreds of years old, Crosby said.

"I WOULD HATE to see anyone mess up the point," he said. "It's its own environment. It's a small rain forest."

The 30-acre parcel is zoned RS, or high-density residential. Permitted uses include single-family homes, duplexes and multifamily dwellings not exceeding an average density of 39 units per acre. A wide range of conditional uses is also allowed, including boarding houses, medical clinics or mobile home parks.

Crosby and Morgan both said the GSA representatives looked at the forestland that now occupies much of Emerald Heights. Crosby said he had heard that the property is a nesting area for eagles, which he said might mean limits on its future use.

Bridges said her agency hadn't yet arranged for appraisals of the two parcels. No decision has been made on whether to appraise them at the same time Emerald Heights' value is determined, she said.

According to Bridges, her agency will insist on at least 90 percent of appraised value for the properties it is marketing.

The Daily Astorian—KENT KERR

Astoria firefighters Tony Casetta, left, and Jeff Ingram and Tongue Point fire Chief Gene Melliott, mostly hidden in center, remove a burned chair from a unit at the John Jacob Astor Apartments. Janet Crosby, manager of the American Red Cross of Clatsop County, watches.

Smoldering chair brings fire, flood

A smoldering chair set off a fire-suppression sprinkler and flooded sections of four floors of a downtown Astoria apartment complex Tuesday morning.

Most of the 50 tenants of the John Jacob Astor Apartments, 342 14th St., were evacuated by Astoria firefighters and Medix Ambulance Service Inc. personnel, who responded to the 8:04 a.m. panel alarm. Many tenants, thinking it was a false alarm, had to be coaxed from their rooms, and one man refused to leave his apartment, officials said.

Fire Chief Lane Wintermute said the fire occurred in Room 405 on the fourth floor of the eight-story building. Tenant Robert Tomlinson, 64, told fire officials he had accidentally dropped ashes from a cigarette on a chair at about 5 a.m. He poured a cup of water on the smoldering chair and, thinking the fire was out, left his apartment.

The chair continued to smolder and ignited, setting off the sprinkler head above it. The fire charred the upholstered chair and burned a hole about 2 feet by 2 feet in the carpeting before being extinguished by the sprinkler.

About 500 gallons gushed from the sprinkler before firefighters shut it off. The water spread to three other rooms on the fourth floor and seeped through the ceilings to four third-floor rooms and a small area on the second floor, Wintermute said. When firefighters arrived, water was pouring out of the ceiling light fixture in the hotel's 14th Street lobby and out the door.

The Tongue Point Volunteer Fire Department provided larps to help control the water and five firefighters to help with cleanup.

Wintermute estimated damage from the fire at $500 and from water at $2,000. He and apartment manager Barbara Lucas emphasized that the fire could have been much worse if not for the sprinkler system.

The damage is covered by insurance. Lucas said. Formerly the John Jacob Astor Hotel, the 84-year-old historic building was renovated into subsidized housing for low-income elderly and handicapped people in 1986.

OREGONIAN 10/29/88

Save Emerald Heights

Whether in Astoria, Portland or Baker, this state cannot afford to lose sound housing that is affordable for low- and moderate-income residents. That is why the importance of preserving Emerald Heights in Astoria is not limited to Clatsop County.

But federal intentions to sell the property as surplus, which posed an initial threat to it, may turn into a blessing in disguise. With time acquired through a federal court injunction, the opportunity is now at hand to save the facilities and do some imaginative things with them.

The key is for the U.S. General Services Administration to cooperate with the Northwest Oregon Housing Authority on a transfer of the property. Rep. Les AuCoin, D-Ore., is working on arrangements. Through its Housing Division, state government should be prepared to help.

Built as housing for the Tongue Point Naval Station in 1946, Emerald Heights has been reasonably well maintained for more than four decades. Thus it would change hands in good condition, suitable for use for many years to come.

With its 300 units sitting on 200 acres, it houses more than 10 percent of Astoria's population at rents ranging from $188 to $298 a month. Should it be sold to private developers for new construction, the new housing would necessarily be far beyond that price range. A large block of housing stock within the means of many Oregon families would be lost.

But if the Northwest Oregon Housing Authority can acquire it, its executive director, Lorene Block, sees many new opportunities. She believes the four single-family dwellings and 10 duplexes could be sold in time to their occupants, thereby making them homeowners. Many of the remaining fourplexes could be sold to small cooperatives made up of residents.

Perhaps around 80 acres of undeveloped land could be turned into additional housing. As improvements are made to the property, variations in paint alone may give the area more of the characteristics of a diverse neighborhood.

Thus, many good things may come from the federal decision to sell Emerald Heights, but there now must be the patience and commitment to allow them to come about.

Wildlife refuge urged for part of Tongue Point

DAILY ASTORIAN 10/31/88

By JOHN FORTMEYER
Of The Daily Astorian

A federal agency wants to acquire much of Tongue Point and part of the Emerald Heights area and add both to the Lewis and Clark National Wildlife Refuge.

The U.S. Fish and Wildlife Service has formally submitted its bid Oct. 18 for the two parcels of land, said Judee Jacoby, real estate specialist with the agency office in Portland.

The request went to the General Services Administration, the federal agency assigned to sell the parcels for its owner, the federal Department of Labor.

Both parcels, if acquired, would become protected areas for bald eagles, a species classified under federal law as endangered.

The Labor Department is planning to sell the 200-acre Emerald Heights, a neighborhood of 1,200 people in east Astoria across from the Tongue Point Job Corps Center, up to 90 acres of forested land comprising the northern part of the point itself; 90 forested acres next to Emerald Heights; and 30 acres abutting the city sewage ponds southwest of the Job Corps center.

THE PARCELS ARE outside areas now occupied by the Job Corps center and the U.S. Coast Guard, as well as an area owned by the Oregon State Land Board.

The housing complex within Emerald Heights was built in 1946 for what was then the Tongue Point Naval Station. Emerald Heights and the Job Corps center, which now occupies the old naval station, are currently operated by General Electric Government Services under contract to the Labor Department.

Fish and Wildlife spokesmen said the agency was interested in 60 acres of the point property and the 90 acres on the east side of Emerald Heights. Aside from a dirt loop road and some ammunition bunkers placed there by the Navy during World War II, the property on the point is pristine and features various wildlife and much old-growth timber.

The Labor Department decided last year that it would designate the areas "excess," meaning that it would be sold. Jack Kroa, Northwest regional director for the Job Corps, said he had heard earlier this year about Fish and Wildlife's interest and had eventually agreed to transfer the property on the point only if it went to that agency.

"I REALLY HAVE a very personal interest in that area," Kroa said. He said it was beautifully unspoiled and that he wouldn't want it changed. He added that it probably could not be changed because of laws protecting the eagle habitat.

The sales process through the General Services Administration began Sept. 30 but was brought to a temporary halt that same day when a national homeless-advocacy group secured a court injunction preventing GSA and three other federal agencies from selling the surplus properties. Until a final order is issued by U.S. District Court in Washington, D.C., GSA cannot dispose of the properties.

However, federal agencies were still allowed to show their interest in the properties before Oct. 30, according to the original timetable for the sales process.

Jacoby said Fish and Wildlife requested a "non-reimbursable transfer" of the properties, meaning her federal agency would acquire it from the other federal agency at no cost.

She said both parcels were eagle nesting areas, and that the endangered birds also perch on the point's trees to overlook feeding areas along the Columbia River.

Jim Hidy, project leader of the "Willapa complex, which includes three federal wildlife refuges along the lower Columbia River, said the two parcels would be included in the Lewis and Clark National Wildlife [illegible]

See Land, Page 4

Land—

Continued from Page 1

The Lewis and Clark refuge, established in 1972, includes 35,000 acres of islands, sandbars, mud flats and tidal marshes. It is home to a wide range of wildlife, migratory birds and waterfowl. The other two national refuges in the Willapa complex are the Columbian White-Tailed Deer refuge near Cathlamet, Wash., and the Naselle, Wash.-based Willapa National Wildlife Refuge.

Inclusion in the refuge would probably mean public access to the point would be allowed only by permit, Hidy said. He added that long-range plans could include some kind of interpretive center.

The property next to Emerald Heights would perhaps have seasonal closures to public access, he said.

"The terrain tends to limit public access anyway," he said. "It's a very rough and wild area — very brushy."

If Fish and Wildlife acquired the area next to Emerald Heights, the agency might become concerned about the future of the housing area there, Jacoby said.

"If it was continued as a housing area, it would have no effect on the bald eagles," she said. "But if the use was changed, then GSA would be required to do an assessment on whether the new use would be compatible with the eagles, and then would consult with Fish and Wildlife."

Bud Ashcraft, co-chairman of the Emerald Heights Tenants Association, said Friday that he had not heard of Fish and Wildlife's interest, but that the agency's plans for the property next to Emerald Heights sounded favorable.

"I feel that area, as well as the point itself, is an area that should be protected because of the wildlife," he said. "I think that would be a wise move to let an agency like that manage the property."

Lorene Brock, executive director of the Northwest Oregon Housing Authority, which is working to acquire and preserve the housing within Emerald Heights, agreed.

DAILY ASTORIAN 10/31/88

The Daily Astorian—KENT KERR

Floating classroom

Above, chief instructor Capt. Jack Newbold, left, and instructor John Nelson of the Maritime Training Program at the Tongue Point Job Corps Center, stand before their newest classroom — a 110-foot-long barge. The barge, obtained from the National Marine Fisheries Service was 'pretty beat up when we got it,' Newbold said. Students from the Job Corps center cleaned up and converted the barge into an office, a classroom, storage areas and training and maintenance areas. Maritime students will learn such tasks as splicing wire and line and overhauling cargo gear aboard the 'new' vessel. In photo at right, Gretchen Houdek, left, and Anthony Minton eye-splice a three-strand nylon rope. The barge, which has been in operation since Aug. 1, enables the entire Maritime Training Program to be consolidated along the waterfront area of Tongue Point's piers. It joins the center's 66-foot tug 'Big Ed' and 102-foot tug 'Inland Chief.'

DAILY ASTORIA 11/2/88

Leaders: Sale has pitfalls

Heights' role in city, schools to be noted

By JOHN FORTMEYER
Of The Daily Astorian

With both their agencies' and the community's interests in mind, Astoria city government and school officials will jointly ask the federal government to act prudently on the sale of Emerald Heights.

"This is probably one of the most difficult issues that has faced this community in a lot of years," City Manager Jim Flint told members of both the City Council and the Astoria School Board during a joint meeting Tuesday night.

Both groups agreed they should speak out now, before the sale process for the east Astoria neighborhood resumes. "We need to be not reactive, but proactive," school Superintendent Stuart Kammerman said.

The prime concern both groups expressed Tuesday was that selling the neighborhood not put undue financial burden on either the schools or the city government. They authorized Flint and Kammerman to draft a resolution that, once passed by both groups, will be forwarded to Oregon's congressional delegation and other federal officials.

THE RESOLUTION WILL call for no sale until both agencies have assurances that their financial bases are covered.

"It will at least let our congressional delegation know that we want a part in the process," Flint said.

Emerald Heights, a 200-acre neighborhood of 1,300 people, is one of four parcels in the Tongue Point area that will be sold by the federal Department of Labor.

The others are 30 acres abutting the city sewage ponds southwest of the point, up to 90 acres of forested land on the point itself, and about 90 forested acres immediately east of Emerald Heights. The U.S. Fish and Wildlife service submitted a formal bid Oct. 18 to acquire the latter two parcels for inclusion in the Lewis and Clark National Wildlife Refuge.

THE HOUSING COMPLEX within Emerald Heights was built in 1946 for what was then the Tongue Point Naval Station. Emerald Heights and the Job Corps center, which now occupies the old naval station, are currently operated by General Electric Government Services under contract to the Labor Department.

The federal General Services Administration is in charge of the sale. The property went on the market Sept. 30, but the process was brought to a temporary halt the same day by a court injunction secured by a national group advocating the cause of the homeless. Until a final order is issued, the injunction prevents GSA from disposing of the properties.

See Heights, Page 4

Heights

Continued from Page 1

The potential loss of money for their budgets has city and school officials concerned about the fate of Emerald Heights. Though the federally owned housing complex is exempt from paying property taxes, the school district and the city government receive some money for services from the federal government or General Electric Government Services.

The officials worry that if a government agency or non-profit group were to assume ownership of Emerald Heights, the neighborhood might not go on the tax rolls.

City officials estimate that the cost of extending full services to Emerald Heights would be about $200,000 annually. They also worry about the potential cost of repairing water and sewer lines throughout the area.

The federal government is required by law to compensate school districts for students who live on federal property or whose parents work for the federal government. The Astoria district received $24,500 in 1987-88 for 173 such students.

A big problem, the local officials agreed, is that so many questions surrounding the sale and answers aren't yet available. The City Council has asked the General Services Administration to extend by 120 days the timeline for the sale, once the injunction is lifted.

Dan Van Thiel, a lawyer representing the city government and the school district, said the local agencies would have virtually no legal influence themselves to affect the federal process. He agreed with Flint that elected officials should be notified about the local concerns.

"There are no legal steps we can take," Van Thiel said. "It's all political."

The Northwest Oregon Housing Authority, a semi-public agency serving three counties, is hoping to acquire Emerald Heights and preserve its housing units. The Emerald Heights Tenants Association is backing the authority's efforts.

Loran Mathews, who wore two hats at the meeting as both a City Council member and as the school district's director of support services, said too many questions surrounded NOHA's plans for the city and school district to give an endorsement at this point.

"It may be the best thing for NOHA to get the property, but we don't know that," he said.

Councilor Bob Ellsberg said some private landlords and owners of large property holdings in the city dislike the NOHA plans. "These are people who are also very valuable to the city, and they are saying 'Not fair,' " he said.

Mayor Edith Henningsgaard said it was also important that any private owner maintain the area well and be responsible.

"We have to be concerned that we don't have a private developer come in, take his gravy and leave," she said.

Whatever solution is worked out, Flint said, must take into account the differing, but valid, points of view.

"We want what is really fair to all parties," he said.

Changing landlords

The Oregonian/ROSS HAMILTON

Emerald Heights residents Roger Bjork (left) and Sam and Robin Ranieri, with daughters Sarah and Jamie Ranieri, stand outside the Ranieri apartment. All are worried that a developer will buy the complex and raise the rents.

By DON CULLIMORE
Correspondent, The Oregonian

NEIGHBORHOOD FOR SALE

☐ The Emerald Heights federal housing area in Astoria is on the market, and tenants wonder where else they can find something as affordable

ASTORIA — It used to be that Juanita Finch wasn't especially close to all of her neighbors. With most, it was a casual wave and maybe a word or two.

But that's changed. Finch and her neighbors are afraid of losing their homes and realize they must band together to keep that from happening.

"We've become a very close community," Finch said recently. "I doubt if there is any other place in town you can say that about."

Finch and nearly 1,200 other residents of Astoria's Emerald Heights housing area have become so close since they learned three weeks ago that their entire community is for sale.

After owning Emerald Heights for more than 40 years, the federal government has declared it surplus. The Department of Labor is offering to sell the complex to another federal agency.

If no bids are received by the end of October, state and local agencies will have a chance to buy it. Then, if still on the market after Jan. 1, Emerald Heights will be up for grabs to private developers. That has many of its residents worried and angry because a private developer could raise rents.

Rents in Emerald Heights run from $188 a month for a small two-bedroom unit to $298 for a large three-bedroom unit. Except for telephones, all utilities, including cable television, are paid.

A check of the classified ads in local newspapers shows that rents at privately owned apartment complexes in the area typically run as high $350 to $450 a month for a three bedroom unit and about $300 a month for a two-bedroom unit. Those renters pay for utilities and cable television.

"I can't afford to pay $400 a month, and I'd need almost $1,500 to move out of here and find another place," Finch, 38, said.

"We're going to fight till the last straw — we want to keep our homes!" Finch said.

Finch, who is on disability and is a single parent with two school-age children, pays $216 a month for her spacious two-bedroom unit.

Her sentiments are echoed by other residents.

Please turn to NEIGHBORHOOD, Page B6

Positive attitudes

Recently, seventh- and eighth-grade students from Lewis and Clark School participated in a very successful dance. We would like to take this opportunity to thank Frank Granderson and Evette Mills, students from Tongue Point Job Corps, for being a special part of our Christmas dance. Their expertise in selecting music and deejaying was excellent. Their attitudes were positive and they took song requests from the students. Frank and Evette even came out onto the dance floor to join in the fun. They provided their own equipment and music.

We would also like to thank Balloonatiks for the gorgeous decorations. They helped us set up the gym and listened to our ideas.

Thank you again for making our dance so successful. We really appreciate you.

JENNY GUSTAFSON
Student Body President
Lewis and Clark School
Astoria

One for the people

The recent announcement by officials of the U.S. General Services Administration that the government's plan to sell Emerald Heights has been suspended indefinitely should be recognized for what it is: a decisive victory for the local community and the Emerald Heights Tenant Association in particular. Score round one for "the people."

Surely, if we can do that much we can do a whole lot more, if a consensus is reached on certain basic premises. I want to suggest three such premises:

1. In circumstances of this kind, the federal government's primary duty to its citizens is to promote the general welfare. Thus, since Emerald Heights apparently will continue to be owned by the government for the foreseeable future, it should be operated henceforth in a manner deliberately and rigorously calculated to advance the well-being of this community.

2. The most important way in which Emerald Heights can be utilized to promote the welfare of the community is through the provision of decent, affordable housing for those whom the private market cannot serve: the homeless, persons forced to live in substandard housing or to pay an excessive proportion of their income for rent (or both), and present tenants of Emerald Heights unable to afford housing elsewhere. This is the only meaningful justification for "public housing" in the first place (at least in a free-market economy), and whether we like it or not, it appears that Emerald Heights will remain de facto public housing for some time to come.

3. Rents at Emerald Heights should be scaled to income and non-low-income tenants should be required to pay enough to cover not only a fair share of the cost of operating expenses (including deferred maintenance) but also of municipal and other public services (incouding education) in the same way that all other citizens and housing consumers must do. Rents for these tenants could be increased gradually to allow for family budgetary adjustments, and, even then, they would almost certainly remain somewhat below market since Emerald Heights is not operated for profit.

In any event, the long-standing inequities highlighted by recent publicity must be corrected. Either the jig is up for Emerald Heights' very substantial middle class or I'm putting my name on the waiting list tomorrow and so should every other rational, self-interested renter.

The encouraging part of all this and the real significance of our aforementioned victory, is that these reforms can be accomplished here and now without waiting to determine what ultimately becomes of the property. In the wake of recent events, we can be reasonably confident that the present owner (the U.S. Department of Labor) will be ready to deal.

The Northwest Oregon Housing Association could for the time being limit its involvement to providing rehabilitation assistance and rent subsidies for low-income families and the homeless. Clearly, in addition to their immediate benefits, these reforms and innovations would begin to lay the groundwork for a positive, long-term solution to the whole Emerald Heights question.

CHUCK WILDER
Director
Clatsop Community Action
1250 Duane St.
Astoria

DAILY ASTORIAN 11/10/88

A walk on the wild side

Job Corps director hopes area is saved

By JOHN FORTMEYER
Of The Daily Astorian

Drizzly rain, cold wind and overcast skies fail to dampen John Crosby's appreciation for the scenery as he drives up the leaf-covered road.

"It's just beautiful," he says. Crosby is among those who want Tongue Point to stay that way.

As director of the adjacent Tongue Point Job Corps Center, Crosby also supervises 90 acres of pristine property north of the center on the point itself. Both the center and the point acreage were once part of the Tongue Point Naval Station.

Lush and green, the heavily forested property is home to many species of wildlife, including bald eagles, deer, opossum, raccoons, rabbits and chipmunks. Old-growth trees are prevalent.

"If a nature club wanted to come out and study how fast a forest regenerates, this is the perfect place," Crosby says as he surveys a recently wind-felled timber.

Though current law will likely ensure that the acreage remains unspoiled, its precise future is as yet undecided. The federal Department of Labor, which owns the Job Corps center, plans to sell the point property and three other nearby parcels, including the housing area known as Emerald Heights.

The only expression of interest to date in the point property has come from another federal agency, the U.S. Fish and Wildlife Service. On Oct. 18 the agency submitted a request to acquire the property as well as 30 other acres east of Emerald Heights.

If acquired, both parcels would be added to the Lewis and Clark National Wildlife Refuge as protected areas for the eagles, which are classified under federal law as endangered.

Both parcels are outside areas now occupied by the Job Corps center and the U.S. Coast Guard, as well as an area owned by the Oregon State Land Board.

The federal General Services Administration, sales agent for the parcels, began the sales process Sept. 30 by inviting bids from other federal agencies. But that process was immediately halted by a court injunction secured the same day by a national homeless-advocacy group.

Crosby and Jack Kroia, Northwest regional director for the Job Corps, both would like the property kept untouched. Kroia says he prefers that it go to Fish and Wildlife.

Access to the point property is restricted by a gate on the Job Corps center grounds. A gravel loop road surrounds the point, although another gate on one side of the Coast Guard facility prevents visitors from completing the loop.

Taking his car through the main gate, Crosby points out one of the first landmarks — a massive tree, perhaps 40 feet in circumference at the base, that he estimates could be at least 300 years old. A huge limb nearby was blown down in a storm about six months ago.

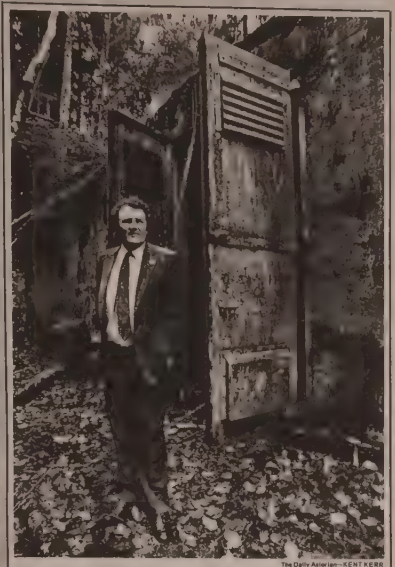
"Some say Lewis and Clark probably saw that tree," Crosby said.

He has heard various unconfirmed accounts about the property's past — that a fort was built there by early settlers, that it was an Indian burial ground and that Meriwether Lewis and William Clark had indeed sent a landing party there.

Dotting the property are a reminder of the area's more recent past — several concrete ammunition bunkers or storage units of various sizes, built by the Navy during World War II. Most have been sealed shut, although one large bunker, more than 80 feet deep and about 10 feet high, sits open and cavernous.

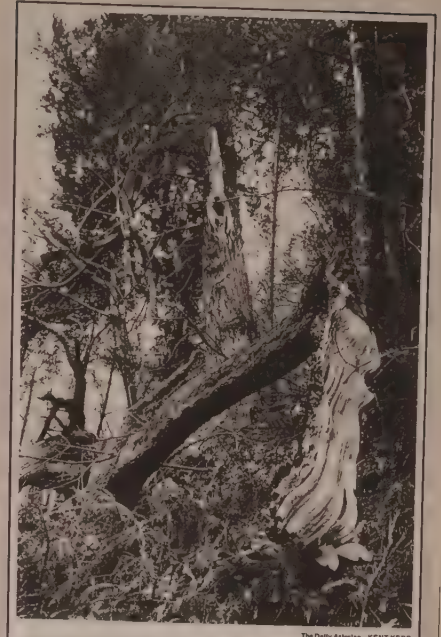
"I guess it goes to show there was a lot more (construction) activity out here than I thought," Crosby says as he peers into the darkness of the bunker. "These walls are six inches thick. They didn't bring this concrete up here in a pickup truck."

See Point, Page 6



The Daily Astorian—KENT KERR

John Crosby, director of the Tongue Point Job Corps Center, stands in front of a concrete storage bunker built by the Navy at the tip of Tongue Point during World War II. Now, old-growth and new trees give the area almost the appearance of wilderness — an appearance Crosby would like to see maintained.



The Daily Astorian—KENT KERR

Many old-growth trees can still be found on Tongue Point, including a 300-year-old tree that recently shed a limb that left a 12-foot scar of newly exposed wood.

Point—

Continued from Page 1

Crosby says Job Corps students are kept off the property for safety concerns, and he points out one reason why. Not far from the open bunker, which sits atop a hill, the terrain suddenly plunges at a tree-lined bluff that Crosby estimates at 300 feet high.

"How'd you like to be walking out here at night?" he quips.

Next to the main road, a lawn area, a barbecue pit and a picnic shelter, also apparently left over from Navy days, sit unused. To the east are vistas of Cathlamet Bay and the Columbia River.

Until a final order is issued by U.S. District Court in Washington, D.C., GSA cannot dispose of the properties. Fish and Wildlife has requested a "non-reimbursable," or no-cost, transfer from the Labor Department of the two parcels it wants.

The point property is outside the Astoria city limits but within the city's urban growth boundary, meaning the city could annex it eventually. Under current city-county zoning, there are severe restrictions on what could be done with the point acreage. These range from nature refuges to marine research or educational activities, to very low-intensity recreational use.

For such a beautiful area, the restrictions are appropriate, Crosby believes.

"We'd like it kept in its natural state," he says.

Open Forum

A round of thanks

The Tongue Point Job Corps landscape class, Ron Van Fleet and Craig Wistl all deserve a grand round of thanks for their efforts and hard work in landscaping the John Day boat ramp facility.

Through a grant from the Oregon State Marine Board and the public service by the Job Corps Center, this county park was substantially improved. The students from the center put in many hard hours of manual labor spreading over 160 yards of top soil and bark chips. The center also donated the shrubbery for the landscaping to come up with a well-coordinated plan.

We don't hear much about the Job Corps Center, but after having this opportunity to work directly with them, I am convinced that their program and operations are very commendable. Thanks a lot.

DAVID A HILL
Assistant Roadmaster
Clatsop County

The Daily Astorian welcomes letters from its readers for publication in Open Forum. Letters must be signed and are subject to condensation. Mail letters to: The Daily Astorian, Box 210, Astoria, Ore. 97103; or drop them by the newspaper office, 949 Exchange St., Astoria.

DAILY ASTORIAN
11/10/88

TUESDAY NOV. 15 DAILY ASTORI.

Thursday set aside to kick cigarettes

Thursday is a day for quitters, and there may be plenty of them in Clatsop County.

The North Coast Unit of the American Cancer Society estimates that more than 2,100 county residents will be involved in the 12th annual nationwide "Great American Smokeout," a one-day campaign to get people to kick the cigarette habit.

Jim Guynup, public education chairman for the North Coast unit, says that may be one of the largest participation commitments for any county in western Oregon.

Not all 2,100 are smokers, however. "Either they are going to quit, or will recruit some people to quit," Guynup said.

Participants who don't use tobacco are "adopting a smoker" through a program of the smokeout. They have signed "adoption papers," in which they pledge to provide the smoker on Thursday with "constant encouragement, fruit and peanuts if need be, and a shoulder to cry on" as the smoker takes a day away from cigarettes.

NATIONWIDE, THE GOAL of the smokeout is to get at least one in every five smokers to give up cigarettes from midnight Wednesday to midnight Thursday.

Last year, an estimated 19.5 million Americans, or about 39 percent of the nation's smokers, took part in the smokeout.

Several special events are planned for this week on the North Coast.

Astoria and Warrenton high schools are in competition to see who can adopt the most smokers by Wednesday. Prizes will include a new annual "Cancer Memorial Plaque" to be rotated annually to the winning school but kept permanently after three years as winner.

Also, the winning classes in each school will be awarded pizza coupons from Fultano's Pizza and soft drinks from Van Dusen Beverages.

At Astor and Gray Elementary schools in Astoria, the first-graders, who are part of the "Smoke-free Class of 2000," will participate in a poster contest sponsored by First Interstate Bank and Bayside Food Warehouse.

The winning poster will be put on a display provided by Hallaux Paint Store, to be shown Thursday at the Astoria branch of First Interstate Bank. It will also be on display from Friday through Dec. 1 in the children's section of the Astoria Public Library.

THE TONGUE POINT Job Corps Center was scheduled to kick off its participation today with a morning assembly. Featured speakers were Jan Tunison, president of the Benton County Unit of the American Cancer Society, and Gary Dennison of First Interstate Bank of Astoria. Tunison has lost three family members as a result of deaths related to lung cancer, Guynup said.

Competition in smokeout participation will be held among the Tongue Point students, with prizes provided by Safeway and Hauke's Sentry.

Smokeout "Survival Kits" are being distributed by the society unit. For more information, phone Guynup at 325-2131, Ext. 211.

DAILY ASTORIAN 11/23/88

Two join Job Corps staff

By JOHN FORTMEYER
Of The Daily Astorian

The Tongue Point Job Corps Center near Astoria has two new administrators on staff.

Jeff Hartman took the position of residential living manager on Oct. 31 and Stephen Pierce became employee relations manager Nov. 7.

Job Corps is a residential and vocational training program for disadvantaged youths. The Tongue Point center, operated by General Electric Government Services under a contract with the federal Labor Department, employs about 155 people and enrolls about 1,000 students annually. The director is John Crosby.

For Hartman, 33, the new job means a return to Tongue Point after a decade. He worked at the center for about 1½ years in the late 1970s in its recreation program. At the time he lived in Cannon Beach and was an assistant coach of the Astoria High School wrestling team.

He spent the past 3½ years at the 327-student Cascades Job Corps Center in Sedro-Woolley, Wash., first as a senior residential adviser and then as residential living manager. He previously worked 1½ years for a Job Training Partnership Act program in Bellingham, Wash.

A native of Chicago, Ill., Hartman earned a bachelor's degree in biology from the University of Oregon in Eugene and a master's degree in public administration from Western Washington University in Bellingham.

Jeff Hartman Stephen Pierce

In his new work at Tongue Point, Hartman supervises all facets of the residential program, including counseling, recreation, dormitory life, discipline, orientation, student government and medical services.

He replaces Herschel Lamb, who was promoted Aug. 30 to deputy director of the center.

Hartman and his wife, Mary, have two children, a girl, 5, and a son, 3.

For Pierce, his new job is his second with General Electric. He once spent three years working in a company shipping and receiving warehouse in Portland.

A Portland native, Pierce graduated from Parkrose High School. He attended Oregon State University in Corvallis and then transferred to Portland State University, where he received a bachelor's degree in political science.

He worked for 10 years as a personnel analyst for the Portland city government, which involved him in labor negotiations, recruitment, hiring policies and employee relations.

He and his wife, Barbara, decided this year to move to the coast, which they had visited frequently during the past 12 years. They moved to Tolovana Park in south Clatsop County, and he applied for the Tongue Point job after seeing it advertised locally. His wife works for Larson Construction Co. in Gearhart.

Pierce replaces Patti Walden, who transferred to a Job Corps center in Massachusetts.

North Coast

Perseverence key, minority students advised

By JOHN FORTMEYER
Of The Daily Astorian

Dozens of young women were reminded Wednesday that they can succeed, even if their gender and skin color make the effort tougher.

About 40 female minority students from two Job Corps centers heard seven women tell how they succeeded in the face of ethnic or economic hardships, or outright racism. Three of the seven are graduates of the Tongue Point Job Corps Center east of Astoria.

A four-hour "Minority Women's Seminar" at Tongue Point was arranged by orientation coordinator Shirley Gash. Two of the students attending were from the Springdale Job Corps Center near Portland; the rest were from Tongue Point.

Job Corps is a residential and vocational training program for disadvantaged youths, and is administered by the U.S. Department of Labor.

Although minority students consistently enroll at Tongue Point, the center currently has little minority representation on staff. "Of 150 or 160 staff, we don't have what we should have," thus there are few minority "role models" for the students, Gash said.

TO FILL THE gap, Gash arranged for the panel of speakers, representing municipal government, business and education. The speakers were black, Hispanic, American Indian, Eskimo, Oriental, and Italian.

Ethel Simon-McWilliams is associate executive director of the Northwest Regional Educational Laboratory, a non-profit agency in Portland. A black, she was one of four children raised by a single mother in Washington, D.C.

Although a "rebellious" stage led her to marry and have children at a young age, she "channeled that rebellion into the positive," she said. While working full time, she earned a bachelor's degree over an eight-year period and then went on to earn her master's and doctoral degrees.

"One cannot allow her dream to be crushed," she said. "You may have setbacks, but only if you allow it."

Darlene Peters, an Indian education program associate in Simon-McWilliams' agency, experienced "devastating poverty and abuse" in an alcoholic family while being raised on two reservations. She attended public school and remembers being called cruel names by white children.

"You've all experienced those things," she told the Job Corps students. "That's life."

But how you respond makes the difference, she said. "You either nurture the seed of bitterness, or you nurture the seed of love."

PETERS TOLD HOW she pressed on and earned a high school equivalency degree, then both bachelor's and master's degrees.

"It doesn't matter how many times people step on your neck and get you on the ground, if you can get back up again — you do it," she said, to loud applause.

Colleen Bateman, daughter of an Eskimo father and an Indian mother in Alaska, graduated from Tongue Point in 1976. Today she works at a Job Corps center in Sedro-Woolley, Wash.

Like Peters, she grew up in an alcoholic, abusive home. "I thoroughly believed that one-half of the world was beating up on the other half, and doggone it, I was on the wrong half," she said.

She attempted suicide at age 16. After two years of counseling she enrolled in Job Corps.

"For me, education was a way out," she said. "If I couldn't suicide, I could climb out."

Juanita Bateman, the only one of 14 children in a Hispanic family to graduate high school, is a recovering alcoholic and drug addict who spent years on Skid Road.

She enrolled in the food service program at Tongue Point, graduating in 1976. Today she makes more than $30,000 annually as a pastry chef at the Waverly Country Club in Portland.

"It (Job Corps) taught me how to like myself and put myself forward," she said.

KATHY WONG-FISCHER, AN Oriental, is a formal television news reporter who now has her own communications consulting business. While readily acknowledging that hers was "not a hard-luck story," she told how she searched to find her own career direction.

She emphasized the importance of good writing and public speaking skills, and of keeping an ear open to opportunities in the professional world.

"Don't lose touch of your contacts," she said. "Keep the flame going."

Lana Barr, of an Italian family, is a manager in a Job Corps screening program in Portland. A single parent the past nine years, she explained how she had suffered from abusive relationships until friends helped her learn to "stand up for myself."

"You can overcome so many things by your willingness, by ability to change," she said.

Anna Street, a black, is an aide to Portland City Commissioner Dick Bogle. She had the students in stitches as she recalled how, 20 years ago, she felt as though she had signed herself "into a prison" when a bus brought her to the Tongue Point gate.

But Tongue Point proved a positive experience, and helped her determine the kinds of goals today's enrollees can also set.

'It doesn't matter how many times people step on your neck and get you on the ground, if you can get back up again — you do it.'

—Darlene Peters

"LUCK IS OPPORTUNITY meeting up with preparation," she said. "You make your own luck."

The seminar closed off with students and panelists exchanging comments on such subjects as racism, ("Rise above it," S advised); how to handle the attitudes of men who are offended by women in the working world ("Treat it with humor, as long as it doesn't get abusive," Simon McWilliams suggested); and the causes of gang violence, which the panel said were multi-faceted but had links to economics and the weakened family structure.

Gash asked the students if the seminar met their expectations. Everyone applauded.

"Wonderful," said one. "It make me want to go on and graduate," another said.

DAILY ASTORIAN 12/

Subdivision not up for sale after all

By JOHN FORTMEYER
Of The Daily Astorian

More than two months after being told an entire Astoria neighborhood and three other nearby parcels are listed for sale, the local community is now being told that's not the case.

Community leaders are scratching their heads over the whole thing.

"It's all just very confusing," said Lorene Brock, executive director of the Northwest Oregon Housing Authority.

"This is the first we've heard about it," said Astoria City Manager Jim Flint.

"This whole thing just really seems a little strange to me, to say the least," said Bud Ashcraft, co-chairman of the Emerald Heights Tenants Association. "I'm a little burned up about it."

The federal General Services Administration now says the Emerald Heights neighborhood is not "accepted into its list of excess property," which means it cannot yet be listed for sale.

"This property is not disposable," John Neale, assistant commissioner for the federal agency in Washington, D.C., said Tuesday. "We've said, 'Wait a minute — we can't dispose of anything here without considering the (current) tenants.' "

BUT BROCK SAYS GSA's position is at odds with what the agency's regional officials were saying only two months ago.

"I have no idea how they can say that (now) because I thought it was excessed out, and the (current owner of the neighborhood) thought it was excessed out." To prove her point, she read from a September GSA announcement saying that the neighborhood was on the list of excess properties.

Emerald Heights, a 200-acre federal enclave, is home to about 1,200 people, or about 10 percent of Astoria's population.

After owning the area for years, the federal Department of Labor, with apparent assistance from the GSA regional office in San Francisco, in September began efforts to sell the neighborhood halted by a court injunction secured by the National Coalition for the Homeless. The injunction requires that the federal agencies first notify homeless-advocacy groups of such pending sales.

Emerald Heights residents responded with alarm in September to news of the pending sale. Fearful they would lose their low-cost rental homes to a private developer, they have been lobbying for Brock's agency to acquire the property and continue its use for housing.

THE OTHER THREE parcels are 90 forested acres immediately east of Emerald Heights, 90 forested acres composing the northern part of Tongue Point itself and 30 acres abutting the city sewage ponds southwest of the Tongue Point Job Corps center. Neale said none of those parcels has been approved for the list of excess properties either.

In response to a GSA announcement about the property's availability, the U.S. Fish and Wildlife Service on Oct. 18 submitted a bid for the acreages immediately east of Emerald Heights and on the point itself. Because both parcels are habitat for bald eagles, an endangered species, Fish and Wildlife wants to add the property to the Lewis and Clark National Wildlife Refuge.

Even if the property weren't yet placed on the sales list, it wouldn't have been unusual for GSA, as a preparatory step, to advertise its availability to other federal agencies, including Fish and Wildlife, Neale said.

Word of the latest status on the federal properties reached local officials through Brock, who last week received a copy of a letter sent to U.S. Sen. Bob Packwood from GSA Commissioner Earl Jones. That letter was also sent to U.S. Sen. Mark Hatfield and Congressman Les AuCoin. All three Oregon elected officials had expressed concern to GSA in mid-October about the possible loss of housing for one-tenth of Astoria's population.

Emerald Heights

Continued from Page 1

IN HIS LETTER, Jones said a "report of excess" on the Emerald Heights property was "deficient in a number of areas."

Thus, "It is very unlikely that GSA will be able to accept the property into our inventory of federal excess and surplus real property in the near future," Jones wrote.

"I just about fell over when I saw that letter," said Ashcraft, whose tenants' organization was formed out of concern over the thought-to-be-pending sale. "I just couldn't believe it."

Jones stated in his letter that the Labor Department would be asked to provide more "technical, health and safety information" on Emerald Heights as well as copies of housing leases, utilities easements and other "instruments and agreements which may affect GSA's ability to dispose of the property."

Jones added that the U.S. District Court injunction prevented GSA from disposing of the property.

Neale said Tuesday that Emerald Heights came to his attention in mid-October after the community's concerns were expressed through Packwood, Hatfield and others. He described it as "elevating the (matter) into a higher level" of GSA.

Once he found out the units in Emerald Heights were still occupied, and the property encumbered by leases through the Labor Department, it became obvious the property shouldn't be put on the excess list, Neale said.

"WE SAW THAT this was not a case that we would routinely process," he said.

Neale said he wasn't clear how misunderstandings developed in September between the Astoria community and GSA regional officials, but that he was eager to clarify things. Assuming the court injunction is eventually lifted, and the local properties are deemed ready for placement on GSA's excess list, Neale said he might come to Astoria to answer the community's questions.

But for now, the future of Emerald Heights is back in the Labor Department's hands, he added.

Labor Department spokesmen couldn't be reached for comment. Chris Pierce, an aide to AuCoin, on Tuesday praised Neale for intervening.

"They (GSA officials) are now sensitive to what is going on in Astoria," Pierce said. "Maybe it took this long to get through to them."

Pierce, Brock and other local officials agreed they must now find out where things go from here.

"We'd like to see a written communication from GSA or the Labor Department, with a definitive answer on what the process of the sale now is," Flint said.

Ashcraft said his group's efforts so far had been "very costly timewise and monetarily," but perhaps still worthwhile.

"In the event that this (the sale) does happen, at least we will have the groundwork laid," he said.

DAILY ASTORIAN 12/8/88

176-foot freighter to join Job Corps fleet

By JOHN FORTMEYER
Of The Daily Astorian

It's an awfully big, awfully nice Christmas present from the federal government, Capt. Jack Newbold says.

And it'll be early too, arriving Saturday.

Newbold, head instructor for the maritime training program at the Tongue Point Job Corps Center near Astoria, was excited Friday to learn that the government would give the program a 176-foot surplus cargo vessel, the Betsy Ross.

The decision by the federal General Services Administration was formally announced Tuesday in a joint press release by U.S. Sens. Mark Hatfield and Bob Packwood and U.S. Rep. Les AuCoin.

In securing the vessel, the Tongue Point program beat out a community college in Seattle that also sought the boat for its maritime program.

Newbold didn't bother asking Friday what led the federal agency to choose his program for the vessel. "When they said, 'It's yours,' I just said, 'That's great,' " he recalled.

DESCRIBED BY NEWBOLD as a "miniature freighter," the twin-engine diesel vessel is in excellent condition, he said. Built in 1944, it had most recently been used as a support boat for Washington National Guard operations in the Puget Sound area.

In mid-November, at Newbold's request, the three members of Oregon's congressional delegation joined in urging GSA to bring the ship to Tongue Point from its current Seattle base.

Newbold said the vessel would begin duty early in January, allowing an upgrade of a Coast Guard certification program. That upgrade will enable maritime trainees to receive the status of "able bodied seamen."

Without the vessel, the highest certification available to the trainees is "ordinary seaman." The improved program and upgraded status will open up new job options for many underprivileged and undereducated young Oregonians between ages 16 and 24 who enter the Job Corps program.

"I couldn't be more delighted," Packwood said. "The benefits and expanded training opportunities will be invaluable when the Betsy Ross comes home to berth in Oregon."

AuCOIN TERMED THE decision "great news" because of the added credentials it would bring program enrollees, and Hatfield said the vessel would "greatly enhance a fine maritime training program."

Newbold said the Betsy Ross would fill a gap created when the program's 105-foot tug Island Chief became inoperable. Still in operation is another boat, the 66-foot tug Big Ed.

Newbold said the Betsy Ross would arrive at Tongue Point sometime Saturday morning. The exact arrival time depends on local

DAILY ASTORIAN 12/12/88

The Daily Astorian—DAVID HARLAN

New home

Cheers greeted the 44-year-old freighter Betsy Ross as it rounded Tongue Point and made for the the Tongue Point Job Corps Center Sunday morning. Tom Sabourin, one of the Job Corps students doing the cheering, helped secure the 172-foot former military cargo ship as it pulled up to the pier.

Declared surplus, the ship will bolster the Job Corps' maritime training program at Tongue Point. Completed in 1944, the Betsy Ross is a coastal freighter built for the U.S. Army to supply Pacific Ocean island outposts during World War II. It is a sister ship to the USS Pueblo, which was seized by North Korea in January 1968 while on an intelligence mission.

DAILY ASTORIAN 12/13/88

Handling of Heights issue criticized

By JOHN FORTMEYER
Of The Daily Astorian

Congressman Les AuCoin is both scolding a federal agency for causing "untold stress and confusion" to Astoria, and praising an official of that agency for trying to clear up the problem.

The comments from the 1st District Democrat, whose district includes Astoria, are in a letter sent last week to John Neale, assistant commissioner at the General Services Administration's Washington, D.C., headquarters.

AuCoin's letter was in response to a letter that he and Oregon Sens. Bob Packwood and Mark Hatfield recently received from GSA Commissioner Earl Jones. Jones informed the elected officials that his agency hadn't yet accepted Emerald Heights, an Astoria neighborhood, onto its list of federal excess properties.

That means the property cannot yet be listed for sale by GSA, despite announcements made in September by the agency that the property was being sold.

"While this is welcome news, it concerns me that GSA officials in San Francisco have been stating for nearly four months that the property was in GSA's inventory and that the agency was using expedited procedures to dispose of it," AuCoin wrote Neale. "This apparent misunderstanding within GSA has caused untold stress and confusion for the tenants of Emerald Heights and the people of Astoria."

Emerald Heights, a 200-acre federal enclave, is home to about 1,200 people, or about 10 percent of Astoria's population.

AFTER OWNING THE area for years, the federal Department of Labor, with apparent assistance from the GSA regional office in San Francisco, in September began efforts to sell the neighborhood. Those efforts were immediately halted by a court injunction secured by a national group advocating the cause of the homeless.

Emerald Heights residents, fearful of losing their low-cost rental units, were alarmed in September by news of the planned sale. They have since been lobbying for a local agency, the Northwest Oregon Housing Authority, to acquire the property and continue its use for housing.

Astoria city officials are also worried about the potential cost of extending full services to Emerald Heights, while school officials are concerned about a potential loss of money it now receives for students who live in the federal enclave.

Emerald Heights is one of four parcels in that area that the Labor Department intends to sell, but that have not yet been accepted for GSA's sales list. The federal Fish and Wildlife Service has formally asked to obtain two of the parcels for an eagle habitat, to be added to the Lewis and Clark National Wildlife Refuge.

Jones and Neale indicated that GSA needed much more detailed information from the Labor Department before it could list the properties. Neale told The Daily Astorian last week that once he found out the units in Emerald Heights were still occupied, it became obvious to him that the neighborhood shouldn't be listed.

IN HIS LETTER, AuCoin praised Neale for his personal involvement in the issue. He also responded to Neale's expressed interest in a possible visit to Astoria to clarify the situation.

"I am pleased with your willingness to come to Oregon at some point in the near future to discuss this issue with other federal officials and, in turn, with the people of Astoria," AuCoin wrote. "I believe that a lot of misunderstanding has arisen due to the lack of clear communication between the federal agencies involved and the community affected. A visit by you, Mr. Jones and other high-level GSA officials would be an important step in creating an open dialogue on this complex issue."

Describing Emerald Heights as a "unique piece of federal property," AuCoin urged Neale that any action taken by the federal government "must be done with the people of Emerald Heights in mind."

"I appreciate that you and Mr. Jones see this property not as just another piece of federal land to dispose of, but for what it is: home to 1,200 individuals in an area already suffering a lack of affordable rental housing," AuCoin wrote.

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DAILY ASTORIAN 12/13/88

Agency wants to shed neighborhood

By JOHN FORTMEYER
Of The Daily Astorian

Even if the General Services Administration won't list Emerald Heights for sale, the Department of Labor intends to sell the Astoria neighborhood, a department spokesman said Monday.

"Job Corps does not (desire) to be, nor should we be, in the housing business," said Jack Krois, Northwest Region 10 director of the Job Corps program. "It's something that all of us (in the department) share."

Emerald Heights, an Astoria neighborhood that is home to 1,200 people, or about one-tenth the city's population, is a federal enclave owned by the Department of Labor. The Labor Department also owns the Tongue Point Job Corps Center directly north of Emerald Heights; both are operated by General Electric Government Services under contract to the Labor Department.

Krois said he "inherited" Emerald Heights when he became Region 10 director; however, Labor Department officials have long been uncomfortable serving as landlords for a housing area. Such a role is outside the purposes of the federal agency, he said.

A CONTROVERSY EARLIER this year about police protection in the neighborhood only intensified the agency's discomfort over Emerald Heights, Krois said.

Uncertainty over police protection arose after the U.S. marshal's office in Portland in late 1986 stopped deputizing security officers who patrol the enclave and the Tongue Point center. The security force thus has little more arrest authority than a private citizen.

After lengthy negotiations, a contract for interim patrol services was worked out between the Labor Department and the Astoria Police Department.

The whole squabble strengthened the Labor Department's commitment to getting out of Emerald Heights, and "I support this," Krois said.

But Krois said whatever action is taken should be sensitive to community needs. "We've had good support in the Astoria area for 20-some years," he said. Krois said he would prefer that the neighborhood go to the Northwest Oregon Housing Authority, a local nonprofit agency.

Krois said he was very surprised Monday to learn about GSA's reluctance to list the property, and so were his superiors in the Labor Department. He said no one in GSA's national office had informed the Labor Department about GSA's concerns.

BECAUSE GSA IS the agency established to handle the sale of surplus federal properties, whether the Labor Department could dispose of the property without GSA's help is uncertain, Krois said.

"At this point, nobody from the Department of Labor knows what course to take if GSA rejects it," he said. "If this is true, then we're going to have to regroup."

The Labor Department will demand a clear indication from GSA on where things stand with Emerald Heights, Krois said.

"We're just going to have to pressure them to make a decision," he said.

Effect of ruling on Emerald Heights unclear

By JOHN FORTMEYER
Of The Daily Astorian

A temporary court order that halted a federal agency's efforts to sell an Astoria neighborhood was made permanent Monday, and it may play a part in determining the neighborhood's future.

The order — issued by U.S. District Court Judge Oliver Gasch in Washington, D.C. — means the federal government is now permanently barred from selling surplus federal housing areas unless homeless advocacy groups are first notified of the pending sales.

But whether the action applies to the Emerald Heights area of Astoria isn't clear, said Maria Foscarinis, legal counsel at the Washington, D.C., headquarters of the National Coalition for the Homeless.

Although her agency secured the preliminary order in September with many housing areas across the country in mind, she said the coalition may take special interest in the outcome of Emerald Heights.

"Sure, we are interested (in Emerald Heights), just as we are interested in the use of these (surplus) properties around the country," she said.

But a big question is whether Emerald Heights has been designated a surplus property in recent months. Regional officials of one federal agency, the General Services Administration, said in September that the neighborhood was surplus and would be listed for sale; however, the GSA's headquarters office last week said that wasn't the case.

EMERALD HEIGHTS, A federal enclave in east Astoria, is home to 1,200 people, or about one-tenth of Astoria's population. On Sept. 30, with apparent assistance from GSA, the federal Labor Department began efforts to sell the former U.S. Navy housing complex of 300 low-cost rental units. But those efforts were immediately halted when the coalition the same day secured the temporary injunction.

The injunction was based on the McKinney Act, passed by Congress in January 1987. The act is the first comprehensive law dealing with the problem of the homeless in America, Foscarinis said. It spells out steps to be taken to provide emergency relief, shelter and an array of other services to homeless people.

At issue under the injunction was a section of the McKinney Act saying that suitable federal buildings and land underused or unused must be made available to the homeless, Foscarinis said.

The permanent order means federal agencies such as GSA are now obligated to comply with the law. They must meet a strict timetable for making properties available for review by homeless groups, she said.

Under that timetable, about 350 properties declared surplus by GSA must be available for review by Jan. 11. Foscarinis said she didn't know whether Emerald Heights was among those 350 properties.

BECAUSE ONLY PART of the Emerald Heights property is devoted to dwelling units, it may fall under the category of "underutilized" and may be subject to review if it is declared surplus, she said.

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There is another potential legal issue, Foscarinis said. If GSA in September declared Emerald Heights surplus but has since removed the property from its list of surplus properties, it may have violated the court injunction, she said.

"If it's been removed from that list since the injunction (on Sept 30), then it would be an invalid removal," she said. She added that her agency would be "very interested" in looking into that question.

Representatives of GSA could not be reached for comment.

Emerald Heights is one of four parcels within or near the city's east boundary that the Labor Department intends to sell but that GSA now says have not been accepted for its sales list. The federal Fish and Wildlife Service has formally asked to obtain two of the parcels for an eagle habitat to be added to the Lewis and Clark National Wildlife Refuge.

Some Heights units may help house homeless

DAILY ASTORIAN 12/2/85

By JOHN FORTMEYER
Of The Daily Astorian

People who are homeless might eventually find short-term homes in the Emerald Heights neighborhood, says a leader in the effort to preserve the neighborhood's housing.

Lorene Brock, executive director of the Northwest Oregon Housing Authority, told her board Thursday that a federal law may open the door for about 10 of the east Astoria neighborhood's 300 rental units to become transitional housing for homeless people.

Ironically, that federal law — the McKinney Act — is presently making planning for the neighborhood's future difficult, Brock said. She said an injunction based on that law was ordered Sept. 30 by a U.S. District Court in Washington, D.C., and is keeping the federal government — and her agency also — from making decisions about Emerald Heights.

"I'm just going around in circles on this," Brock said.

Emerald Heights, a 200-acre federal enclave, is home to about 1,200 people, or about 10 percent of Astoria's population.

After owning the area for years, the federal Department of Labor, with assistance from the General Services Administration, in September began efforts to sell the neighborhood. Those efforts were immediately halted by the injunction, which was secured by the National Coalition for the Homeless. The injunction requires that the federal agencies first notify homeless advocacy grups of such pending sales.

EMERALD HEIGHTS RESIDENTS, worried about eventually losing their rental homes to a private developer, are hoping Brock's agency will acquire the property and continue it as a housing area.

Brock said the McKinney Act could require that the 10 units for transitional housing be transferred to her agency at no cost.

In addition to those 10 units, Brock said she foresaw an additional 50 to 60 units being acquired and made available for subsidized rent to low-income families. She said her agency might be able to obtain those units at a "public agency discount," which would prevent General Services Administration from insisting on at least 90 percent of appraised value for the properties.

Other units in Emerald Heights could perhaps be sold to private parties, Brock has said earlier.

Brock emphasized that these were only preliminary ideas and that because of the injunction she had been hesitant to develop a formal plan. She said the injunction could be lifted tomorrow or could go on for years, depending on the whims of the U.S. District Court judge.

"It may not be fruitful now to develop a plan," agreed Arnold Seeborg, chairman of Brock's board.

BROCK SAID SHE was continuing discussions with a recently appointed Emerald Heights advisory committee of civic leaders and groups concerned about the neighborhood, including the area's

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tenants' group. She is also involved in talks with the Oregon State Housing Division and with private banks about possible financing.

But two county commissioners who sit on Brock's board expressed concern about the potential scope of the project.

"Where are we going to get the money for this?" asked Clatsop County Commissioner Roger Berg, in his last meeting before he gives up his elective office Jan. 1. "We have the same option as a kid coming out of high school who has $5 in his pocket and who is looking at a Cadillac."

Brock said she was still holding out hope that the federal government would turn over much, if not all, of the housing units to her agency for $1.

"I'm not sure it's a bargain at $1," Berg responded. He said the Emerald Heights units were "old, junky buildings" that might mean tremendous rehabilitation and maintenance costs.

Columbia County Commissioner Jack Peterson said he was concerned about NOHA, which is a three-county agency, getting too involved in projects in Clatsop County that could cost his county.

"We keep obligating Columbia County," he said. "I think we need to sit back and take a strong look at this before we get in over our heads."

DAILY ASTORIAN ** 12/28/85

There were more than a few familar faces at the Oregon State Police recruit school at Camp Rilea. Besides JIM PIERCE, who was featured in a recent story on the program, the recruits include JIM RENTS, who served as a cadet with the state police Astoria division the past two summers. On the camp staff is Sgt. BONNIE MATTISON, an Astoria product whose father, BOB VAN OSDOL, was a state trooper in Astoria for many years. She is a document examination expert for the state police headquarters in Salem. Her brother, BRIAN, is also in the state police, stationed in Portland.

Tongue Point Job Corps security cadets are serving as guards during weapons training, keeping the public out of danger.

In brief

Sen. Packwood slates visit

Oregon Sen. Bob Packwood will make two stops during a brief Astoria-area visit Tuesday morning, and reservations are due soon for one of his appearances.

Packwood will be the featured speaker at a 7:30 a.m. breakfast at the Red Lion Inn, 400 Industry. The no-host, open-menu breakfast is sponsored by the Greater Astoria Area Chamber of Commerce.

Ingrid Luke, the chamber's executive director, said Packwood would speak about the upcoming 101st Congress and what he foresees for Congress under the Bush administration.

She said breakfast reservations may be made by phoning the chamber office, 325-6311.

Packwood will also visit the Tongue Point Job Corps Center east of Astoria from 9:15 a.m. to 10 a.m. He will take part in a brief ceremony marking the center's recent acquisition of a 176-foot surplus cargo vessel, the Betsy Ross. With help from Packwood and other Oregon congressional representatives, the center acquired the vessel Dec. 11 for its maritime training program.

Center Director John Crosby said Tongue Point students would also present Packwood a plaque to thank him for his continuing support of the center's programs.

Packwood will leave Astoria at mid-morning for appearances in Tillamook.

Emerald Heights police pact may be extended

By JOHN FORTMEYER
Of The Daily Astorian

Talks are under way to extend the agreement that provides police protection to Astoria's Emerald Heights neighborhood.

The initial six-month agreement approved last summer will expire Feb. 15. But Astoria city and police officials, the neighborhood's landlord and federal law enforcement officials are discussing extending the service, City Manager Jim Flint said Wednesday.

Flint said he hoped a revised agreement proposal would be ready for City Council consideration before Feb. 15. If not, the council would likely be willing to extend the current agreement month-by-month for a while, he said.

Emerald Heights, a federal enclave in east Astoria, is home to 1,200 people, or about one-tenth of Astoria's population. The former naval housing complex is composed of 300 low-cost rental units.

Regional officials of the federal General Services Administration said in September that the neighborhood was excess to the needs of its owner, the Department of Labor, and would be listed for sale. However, the GSA's headquarters office said in December that wasn't the case.

A REGIONAL LABOR Department spokesman said in December that recent uncertainty about law enforcement in the Emerald Heights area was a key reason why the department wanted to get out of the housing business there and would still try to sell the neighborhood.

The uncertainty began in November 1986, when the U.S. marshal's office in Portland stopped deputizing security officers who patrolled the enclave and the adjacent Tongue Point Job Corps Center. That left the security force with little more arrest authority than a private citizen. It also meant that criminal investigations in the neighborhood were referred to the Federal Bureau of Investigation, which frequently did nothing, according to Emerald Heights residents.

Because the federal government owned Emerald Heights, Astoria police contended they had no jurisdiction there. Although asked by local officials, the U.S. Justice Department has yet to say whether federal law gives the city government concurrent jurisdiction in the housing complex.

For more than a year, a solution eluded the city government, the Labor Department and the housing complex's manager, General Electric Government Services. But after extended negotiations, an interim solution was worked out last summer among the agencies and Kiernan Bagley, the U.S. marshal in Portland.

UNDER THE INTERIM arrangement, Astoria police officers, deputized by Bagley, can respond to crimes in progress and take appropriate action. The Astoria officers can arrest suspects apprehended at crime scenes, investigate and submit reports to the U.S. attorney's office in Portland for prosecution.

If the suspect is gone, the Astoria police's reaction depends on the nature of the crime. In crimes against a person, such as a sexual assault, police would take the information, do a preliminary investigation and then turn over the case to the FBI.

The Astoria police don't respond to property crimes in which the suspect is gone; those are referred to the FBI. The Astoria police also don't respond to parking and traffic problems or noise complaints; those are left to the security force to handle.

For the first six months of police service, the city government has billed GE Services $17,653. The city requires the payment because, as a federal enclave, Emerald Heights pays no property taxes. The arrangement required the city to staff an additional police officer.

So far, the interim arrangement has worked well, said Astoria Police Chief Ron Louie.

"One (reason) is that Emerald Heights residents like us there, they make us feel welcome," Louie said. "The people appreciate the services, so the officers certainly don't mind being there.

"We also have not had any major actions, so therefore it's not a drain on police resources," he added.

JOHN CROSBY, THE director of the Tongue Point center who serves as the Emerald Heights landlord, said he had asked the Labor Department to consider paying for full police protection in the neighborhood. That would run about $120,000 annually.

"Every other citizen in United States has full police coverage, except the people up in Emerald Heights," Crosby said. "They deserve full police coverage."

But Crosby said it might be difficult to persuade the federal agency to agree to the increased funding. If it is turned down, expanded protection might only be possible if rents in the neighborhood increase, he said.

Crosby said he expected a response from the Labor Department in a few days.

Flint said the current uncertainty about the eventual fate of Emerald Heights does not affect the city's interest in providing the interim police protection.

Heights tenants seek added police protection

DAILY ASTORIAN 1/11/87

By JOHN FORTMEYER
Of The Daily Astorian

It's good, but there's just not enough of it.

That, says one spokesman, is what most residents of Emerald Heights think about the police protection they've had since last summer under an interim arrangement. Talks have begun toward an extension of that agreement.

"We feel that the service is totally inadequate," Bud Ashcraft, co-chairman of the Emerald Heights Tenants Association, said Tuesday.

But Ashcraft, who was police chief in Vernonia for several years, added that the Astoria Police Department, which provides the limited protection, "has done a real good job."

What Ashcraft and his neighbors in Emerald Heights say is frustrating is that the interim arrangement severely restricts the Astoria officers' response to calls in the neighborhood.

Emerald Heights, a federal enclave in east Astoria, is home to about 1,200 people, or one-tenth of the city's population. The former Navy housing complex, now owned by the U.S. Department of Labor, is composed of 300 low-cost rental units.

For years, residents in Emerald Heights were satisfied with their police protection, Ashcraft said. Problems developed in November 1986, when the U.S. marshal's office in Portland stopped deputizing security officers who patrolled the enclave and the adjacent Tongue Point Job Corps Center.

THAT LEFT THE security force with little more arrest powers than a private citizen. It also meant that criminal investigations in the neighborhood were referred to the Federal Bureau of Investigation, which frequently did nothing, according to the residents.

Because of the federal ownership of the area, Astoria police contended they had no jurisdiction there, and the federal Department of Justice has yet to clarify the matter.

After negotiations that took more than a year, an interim solution was reached last August by the city government, U.S. Marshal Kiernan Bagley, the Labor Department and the housing complex's manager, General Electric Government Services.

Under that arrangement, Astoria police officers, deputized by Bagley, can respond to crimes in progress and take appropriate action. The Astoria officers can arrest suspects apprehended at crime scenes, investigate and submit reports to the U.S. attorney's office in Portland for prosecution.

If the suspect is gone, the Astoria police take the information, do a preliminary investigation and then turn the case over to the FBI.

The Astoria police don't respond to property crimes in which the suspect is gone; those are referred to the FBI. The Astoria police also don't respond to typical nuisance complaints.

ASTORIA POLICE CHIEF Ron Louie said last week that the interim arrangement had worked well, in part because Emerald Heights residents appreciate having the service.

Ashcraft agreed that Emerald Heights residents "have no complaint against the Astoria Police Department." But he said the current arrangement was "piecemeal. It's a bare minimum of police protection."

He said routine policing of the area was also "sorely lacking." He said "blatant parking problems" and speeding cars were frequent, often creating traffic flow problems on the neighborhood's narrow streets.

Because Emerald Heights — as a federal enclave — pays no property taxes, the Astoria city government is billing GE Services $17,653 for the initial six months of interim police protection.

Tongue Point Director John Crosby, who serves as the Emerald Heights landlord, has asked the Labor Department to consider paying $120,000 annually for expansion to full police service but said he wasn't certain the agency would agree.

The only other way to pay for full service might be to raise the rent, Crosby has said.

Emerald Heights residents remain puzzled by it all, Ashcraft said. "They say, 'How come we have to pay for additional police protection when in fact we had very good protection here until two years ago?'" he said.

THE RESIDENTS ALSO think the neighborhood's own security force could be deputized as readily as the Astoria officers, he added.

Crosby and Astoria City Manager Jim Flint said last week that extending the current agreement, which expires Feb. 15, is now being discussed. Ashcraft said the tenants' association has not been asked to take part in those talks, and that he didn't foresee such a role for the group.

The association was formed last September out of concern over a regional federal agency's announcement that the sale of the neighborhood was imminent. Since then, that agency's national headquarters has said that's not the case.

Ashcraft said the association will stay intact and active, just in case efforts to sell the neighborhood resume.

Wheelhouse whirlwind

Sen. Bob Packwood, right, listens as Capt. Jack Newbold of the Tongue Point Job Corps Center's maritime training program describes the maneuverability of the program's newly acquired 176-foot cargo vessel, the Betsy Ross.

Packwood, who visited the Job Corps center Tuesday morning as part of a brief Astoria visit, said he was impressed by how well the vessel had been maintained by its previous owner, the Washington National Guard. Packwood and other members of Oregon's congressional delegation helped the Job Corps center obtain the surplus boat in December.

Packwood also made a quick tour of the neighboring United Module Fabricators Inc. assembly plant before heading on to Tillamook.

The Daily Astorian—JOHN FORTMEYER

DAILY ASTORIAN 1/11/89

Heights police contract extended

DAILY ASTORIAN 2/10/89

By ANDREA KENNET
Of The Daily Astorian

Emerald Heights residents will continue to see Astoria police officers on their streets — at least for the rest of the year.

A contract to provide limited police service to the federally owned residential community was extended this week by the Astoria City Council. The contract, which was scheduled to expire in February, will now run through 1989.

General Electric Government Services, which manages the former Navy housing project for the U.S. Department of Labor, will pay the city government $27,409. The city is charging for the service because the federal enclave pays no property taxes.

Police protection became the focus of a public outcry after the U.S. Marshal's Office in Portland stopped deputizing security officers who patrol the enclave and adjacent Tongue Point Job Corps Center in November 1986. The security officers now have the same arrest powers as a private citizen. Criminal investigations were referred to the Federal Bureau of Investigation, which frequently did nothing.

Meanwhile, Astoria police contended that they had no jurisdiction over the federal enclave. The federal Department of Justice has not yet responded to a request for clarification on this issue.

As an interim solution last August, the U.S. Marshal's Office deputized Astoria police officers and GE Government Services contracted the police for limited service. Astoria police will respond to crimes in progress and can arrest suspects apprehended at crime scenes. In those instances, they also will complete the investigation and submit their reports to the U.S. Attorney's Office in Portland for prosecution.

However, if a suspect is gone, Astoria police will take a report, do a preliminary investigation and turn the case over to the FBI for further investigation. They will not respond to nuisance complaints or to property crimes in which the suspect is gone.

In unrelated business, the council placed the former Peter Larson House, 611 31st St., and the former net loft and fish receiving station at 4900 Ash St. on the city's list of historically significant structures and sites. The Larson house, built in 1880, is now owned by Michael and Sheryl Reither. The receiving station is owned by Nancy Butterfield.

Obituaries

DAILY ASTORIAN 2/14/89

Jerome W. Law
Retired Marine, 51

Jerome W. "Jerry" Law, a printing instructor at the Tongue Point Job Corps Center in Astoria since 1977, died Friday, Feb. 10, in Astoria. He was 51.

Mr. Law was born Aug. 19, 1937, in Grand Junction, Colo., the son of Donald and Carol Walters Law. After his schooling, he served in the U.S. Marine Corps from 1954 to 1974, retiring as a Marine recruiter in Fullerton, Calif., with the rank of master sergeant.

His Marine service included tours of duty in Japan, Okinawa and Vietnam. He was awarded the good conduct medal with clusters, letters of achievement, a letter of commendation from the commandant of the Marine Corps, the Navy Achievement Award, and the Vietnam Service Mdeal.

He came to Oregon in 1976 and, since working at the Job Corps center, had spent many hours working at the center with students with drug and alcohol problems. He recently was appointed equal opportunity coordinator at the center.

He and his wife, Carol, were married on Nov. 8, 1986, in Warrenton. She survives.

Also surviving are his children, Ken, Steve, Kathy, Debbie and Josh; his grandchildren, Ken Jr. and LaDonna; two brothers, Jim Law, Grand Junction, Colo., and John Law, Denver; and a sister, Cheri Vigil, Denver.

A gathering of Mr. Law's friends and relatives is planned for Wednesday at 4 p.m. at the Astoria Yacht Club. Hughes-Ransom Mortuary, Astoria, is in charge of arrangements.

☆ ☆

A longtime employee of Tongue Point Job Corps Center has been honored for quick thinking when it was especially needed.

JOHN LARSON, a security officer and 18-year employee at the center, was given the quarterly REACH, or Recognition for Exceptional Achievement, award by the center's operating company, General Electric Government Services.

Larson responded to the needs of a student who had fallen and was unconscious for several minutes. According to a press release from center officials, Larson's "quick actions and excellent lifesaving techniques rescued the student, who has recently graduated and is working in the Portland area."

DAILY ASTORIAN 2/10/89

☆ ☆

LOIS BEST, a 1971 graduate of the Tongue Point Job Corps Center near Astoria, had the very special honor Jan. 30 of introducing the new President of the United States.

She introduced President Bush during the swearing-in ceremony in Washington, D.C., of Elizabeth Dole as secretary of the U.S. Department of Labor.

Best works in Washington as a secretary to the employment service director, in the Labor Department's Employment and Training Administration.

Tongue Point center director John Crosby said the prominence given Job Corps representatives during the ceremony, as well as later comments made by Dole, have confirmed the Bush Administration's solid support for the Job Corps program.

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The Daily Astorian—KENT KERR

Good practice

Two members of the Hammond Volunteer Fire Department kept adjacent trees from burning as intense heat from a practice burn of the old Fort Stevens Junior High School gymnasium was being completed at about noon Saturday. Joining the department in the practice burn were fire departments from Astoria, Warrenton, Tongue Point, Lewis and Clark and Seaside. As onlookers watched from the corner of Pacific Drive and Russell Drive, the firefighters practiced putting out interior fires for a couple of hours before they let the fire burn the building to the ground. The Warrenton-Hammond School District had signed over the old building to the department for training and later disposal. For the past three months, the department has been using the building for practicing attack methods and search and rescue techniques.

In One Ear

Saving house calls for 'toughlove' tactics

QUOTE OF THE WEEK: Historic researcher John Goodenberger Jr describing a well-worn house being nominated for the city of Astoria's list of historic landmarks: "It's even a tougher building to like than Club 13 (referring to the burned out lounge in downtown)." Nonetheless, the 1870s-era house is worthy of recognition for its age, architecture and former inhabitants, he said. The Astoria City Council agreed

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Sen. MARK HATFIELD has written Pastor WILLIAM ARBAUGH to accept an invitation to speak at Peace Lutheran Church. Hatfield's presentation will occur at noon on Wednesday, July 5. The public will be invited.

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ONCE AGAIN, Astorian ANDREW HONCHARENKO made the pages of News from Ukraine, a weekly publication of the Association for Cultural Relations with Ukrainians Abroad published in the Soviet Union. A large article included pictures of Honcharenko and of an Astoria child in his classroom pointing at Russia on a globe. The Astoria man is pictured with a Russian sailor, also named Honcharenko. No relation, as far as he knows, the Astoria Honcharenko says.

The article says that Honcharenko, an ethnic Ukrainian, "meets and takes care of Soviet guests. This gives him great pleasure. Whenever a Soviet vessel comes to Astoria I feel very proud to have a chance to welcome the Soviet sailors to show them around the city or to help them one way or another," Honcharenko says."

The article continues, "Not long ago hospitable hosts, the people of Astoria, set up the Mariners Center where seamen from many countries get together. The atmosphere of friendship reigns at such meetings. This stands to the credit of our reader (Honcharenko) too. He is one of the many people in America who want to live in peace and friendship with Soviet people. The Guidebook to Astoria, issued in Russian specially for the guests from the Soviet Union, is a manifestation of this desire. It carries the words 'You are welcome!' and those who visited Astoria felt that true kindness and friendship of the hosts "

° °

THE GRAND PRIZE winner in the Sanctuary Restaurant's chocolate contest was MARIE KROGER of Chinook, Wash. Her entry was titled chocolate seduction.

In the cake category, KAREN KANAN of Naselle, Wash., won first prize. ROSEMARY JOHNSON of Astoria won first in cookies. NORA SAUNDERS of Ilwaco, Wash., won the candy competition. LYDIA HART of Chinook won both the dessert and pie categories. MARIE KRAGER of Chinook placed first in cheesecake.

In the professional category, PAUL WAINAMO of Chinook won the cheesecake competition and JAYNE BAILY of Seaview, Wash., took first prize with her cake.

° °

The Tongue Point Job Corps Center near Astoria has been ranked by the Department of Labor as the ninth best of the nation's 101 Job Corps centers

The ranking was for the first half of the Job Corps program year 1988, from last July 1 through Dec 31. Criteria included average length of stay for students, placement of students who stay more than 180 days, and test scores

The Daily Astorian—KENT KERR

Firefighters from the Tongue Point Volunteer Fire Department sprayed water on a vehicle that had rolled off Highway 30 and burned just west of the new John Day Bridge construction this morning.

Rescuers snatch pair from flames

By DAVID HARLAN
Of The Daily Astorian

A roll bar and the quick action of two co-workers may have saved the lives of two Longview, Wash., men involved in a fiery morning accident on U.S. Highway 30 just west of the John Day River bridge.

All four were headed for jobs with United Module Fabricators Inc. at Tongue Point when their morning commute turned into an adventure.

"We were just waking up," said John Duchaherer, one of two men who pulled the pair to safety just before their vehicle exploded after rolling over and bursting into flames about 6:40 a.m. today.

"It woke us up real fast," he added.

Duchaherer and Charles Strozyk were the first on the scene after a westbound 1970 International Scout driven by Robert C. McKenna of Longview slid off the right side of the highway just west of the John Day bridge.

THE VEHICLE, WITH McKenna and a passenger — Michael A. Stone of Longview — aboard, apparently slid out of control after hitting sand and debris on the highway, rolling over three times before landing on its roof in a foot or more of water in a roadside slough, said Senior Trooper Edward McFadden of the Oregon State Patrol.

Both Duchaherer and Strozyk, who were passengers in a following vehicle, spotted flames immediately.

"There were flames about two feet tall coming out of the engine compartment," Duchaherer said. "We knew they were still in there and that somebody had to get down there and get them out."

"It was a matter of getting them out . . . before the water got them or the fire got them," Strozyk added.

The two managed to drag McKenna and Stone from the burning vehicle just before it exploded, Duchaherer said. The rescuers and their charges, who had just cleared the rear end of the International, threw themselves into the slough when the explosion occurred.

"We had to take a little dive," Duchaherer said.

A roll bar in the vehicle probably prevented McKenna and Stone from being trapped inside when it rolled over, McFadden said.

"It's the only thing that saved them," he said. "Without it, they'd still be out there."

STONE AND McKENNA were taken to Columbia Memorial Hospital in Astoria, where they were treated and released this morning. Details on their injuries were unavailable.

Firefighters from the Tongue Point Volunteer Fire Department put out the flames. The John Day Fire Department and the Clatsop County Sheriff's Department also responded to the accident.

"They thanked us — they were real glad we were there," said Duchaherer of Stone and McKenna.

"I figure it was real close for them," Strozyk said.

DAILY ASTORIAN 3/17/89

Key meeting on Heights slated

By JOHN FORTMEYER
Of The Daily Astorian

Federal officials will gather in San Francisco soon to discuss — and possibly determine — the future of one-tenth of the city of Astoria.

The April 17 meeting will be at the regional offices of the federal agency that was asked last year to hang a "for sale" sign of the Emerald Heights neighborhood, a federally owned enclave that houses 1,200 people in 300 low-cost rental units.

The day after the meeting at the General Services Administration offices, Jack Krois, Northwest regional director for the Job Corps program, will come to Astoria to explain what, if anything, was decided.

The Department of Labor owns the neighborhood, along with the Tongue Point Job Corps Center directly north of Emerald Heights. Both are operated by General Electric Government Services under a contract with the Labor Department.

Krois and John Crosby, the Tongue Point center's director, effectively serve as landlords for Emerald Heights. But Krois has said that Labor Department officials have long been uncomfortable with that responsibility because it is outside the agency's purposes.

A controversy last year about police protection in the neighborhood only intensified the agency's discomfort. Uncertainty over police protection arose after the U.S. marshal's office in Portland in late 1986 stopped deputizing security officers who patrol the enclave and the Tongue Point center. The security force thus has little more arrest authority than a private citizen.

AFTER LONG NEGOTIATIONS, a contract for interim patrol services was worked out between the Labor Department and the Astoria Police Department.

After owning the area for years, the Labor Department, with apparent assistance from the GSA regional office, last September began efforts to sell the neighborhood. Those efforts were immediately halted by a court injunction secured by a national group advocating the cause of the homeless. The injunction has since been lifted.

Emerald Heights residents, fearful of losing their homes, were alarmed by the September announcement of the planned sale. They immediately began lobbying for the Northwest Oregon Housing Authority to acquire the property.

The housing authority, an Astoria-based non-profit agency, has expressed interest in using at least part of the dwelling units for low-income housing. Krois also has said he personally would prefer to have the housing authority acquire the neighborhood.

But Astoria city officials said they were concerned about the potential cost of extending full services to Emerald Heights. And school officials worried about a potential loss of money their district now receives for students who live in the federal enclave.

EVERYONE INVOLVED — INCLUDING 1st District Congressman Les AuCoin — was stunned to hear from GSA headquarters in Washington, D.C., in December that the neighborhood wasn't yet listed after all as "excess" federal property. That meant it wasn't for sale.

The GSA officials said they couldn't list the property until the effect on current residents and the legal status of current rental agreements were considered.

That announcement conflicted with a September announcement by the GSA regional office that the property had been listed. AuCoin in December publicly scolded GSA for causing "untold stress and confusion" to Astoria, and the matter has been tabled since then.

Emerald Heights is one of four parcels in that area that the Labor Department intends to sell, but that have not yet been accepted for GSA's sales list.

The other three parcels are 90 forested acres immediately east of Emerald Heights, 90 forested acres composing the northern part of Tongue Point itself and 30 acres abutting the city sewage ponds southwest of the Job Corps center.

IN RESPONSE TO an earlier announcement about the property's availability, the U.S. Fish and Wildlife Service on Oct. 18 submitted a bid for the acreages east of Emerald Heights and on the point itself. Because both parcels are habitats for bald eagles, an endangered species, the agency wants to add the property to the Lewis and Clark National Wildlife Refuge.

But the National Park Service's Antiquities Division recently expressed some concern about that proposal, Krois said Thursday. He said the Park Service might want the area declared historically significant because of the presence of World War II ammunition bunkers on the point.

A representative of the Park Service might take part in the April 17 meeting, he said.

Now scheduled to take part are Krois; Don Ward, a consultant to the Labor Department's Washington, D.C., headquarters; Stan Burger, head of administrative services at the department headquarters; and Don Notormuzi of the GSA regional office.

Immediately after that meeting, Krois will meet in Portland with Lary Dawd of the Oregon Housing Agency's multifamily housing projects division, and possibly a representative of AuCoin's office. The next day he will meet with Astoria officials, including members of the Emerald Heights Tenants Association.

"WHAT I'M TRYING to do is eliminate any misinformation and fears that have happened prior to this time," Kross said.

Krois said he hadn't "the foggiest idea" what GSA officials would say April 17 about its willingness to market the neighborhood. But he emphasized that the Labor Department remained strongly committed to selling Emerald Heights.

DAILY ASTORIAN 4/1/89

Job Corps celebrates 25th year

But local festivities await July open house

The 25th anniversary of a federal program that has a big role on the North Coast will be observed next week in the nation's capital, but it won't be locally observed until July.

"A Silver Salute to the Friends of Job Corps" will be held April 11 at the National Building Museum in Washington, D.C. The ceremony will honor the various agencies and people that have kept Job Corps going for a quarter of a century.

Job Corps, a residential training program for disadvantaged youths 16 to 24 years old, is the only surviving program of the "Great Society" training programs founded by President Lyndon Johnson in the 1960s.

It has faced significant budget cuts and possible elimination in the past. But it has survived, according to program leaders, because of its strong bipartisan support and cost-effectiveness. They point to studies showing a return of $1.46 for every $1 of federal money invested.

The Tongue Point Job Corps Center near Astoria, established in 1965 at a former Navy base, is one of 107 Job Corps centers nationwide and one of five in Oregon.

Operated by General Electric Government Services under a contract with the federal Labor Department, the Tongue Point center is one of the biggest employers in the area. It has a staff of about 155 people and enrolls about 1,000 students annually.

Next week's ceremony in the nation's capital will feature congressional supporters of Job Corps and several guest speakers, including Rep. Jamie Whitten, D-Miss., chairman of the House Appropriations Committee; Robert Guttman, chief of staff for Vice President Dan Quayle; Sargent Shriver, former director of the Office of Equal Opportunity, and George Foreman, former heavyweight boxing champion.

It will also include both former administrators and graduates of the first Job Corps center in Catoctin, Md.

John Crosby, Tongue Point director, said the 25th anniversary wouldn't be formally observed here until July, when the center will hold its annual open house.

DAILY ASTORIAN 4/11/89

Volunteer Week

April 9-15 is National Volunteer Week and we would like to commend the reading and math tutors from the Astoria, Knappa and Warrenton communities for their excellent volunteer work with our corps members here at Tongue Point Job Corps.

At present we have only one active volunteer, Mr. Ross Adams, Astoria. He does an outstanding job with his math students. He usually teaches one student, but quite often he has two or three corps members during a session if the students need the same skill.

In the past the following volunteers tutored at Tongue Point for up to several years: Elizabeth Chisholm, Esther Jensen (Palmberg), Mary Stickney, Nancy West, Arlene Graham and the late George Taft, all of Astoria; Linda Geisler and Betty Smith, Knappa, and Betty Drapeau, Warrenton.

The staff and corps members at Tongue Point are all grateful for the help of these wonderful people. They have made the success of our center's records even more outstanding for their efforts.

Should there be others in this area that have spare time and the desire to spend an hour or so at the center working with our corps members on math or reading, he she would be greatly appreciate

If interested, please cr
center's education office
2131, Ext. 207 or 205.

GEOI
Read
Tongue Point Job C

Self-righteous zealot

Where's the guilt?

This letter is in response to the self-righteous religious zealot who apparently wants to put all the faults of alcohol consumption on the shoulders of those who are involved in its distribution.

Well you better start with someone I hope you are familiar with Jesus Christ. According to the Bible, he changed seven large urns or vases of water into wine, at the request of his mother during a wedding. I'll bet money there was no drinking age.

While you were gnashing your bigoted teeth at this miscreant asking for financial help, did it ever occur to you, that just maybe this poor soul had to imbibe to get up enough courage to approach you holier-than-thou Bible thumpers? A person has to swallow a lot of pride to confront you modern day Elmer Gantrys for assistance. Usually it's the man of the cloth with his hand out. You don't hesitate to come to us for donations of all sorts. You can rest assured the vast majority of us always dig deep to ease the burdens of our society.

Of course everyone knows that the ministers such as the Bakkers and Jimmy Swaggart aren't bad people, no, they're just blatant liars who perpetrated one of the biggest multi-million dollar frauds known to modern man. One sits in conversation asking why these lowlifes aren't in prison.

Most religious hypocrites who use the crucifix as a shield have two faces! I would sooner turn my back on a man under the influence of alcohol than one under the self acclaimed blessings of the Lord. At least I would know where I stood with him. By the way, what happened to "judge not, that ye be not judged?" When Jimmy Bakker was in that motel with his harlot, Old John Barleycorn was paving his way.

Just a small point in closing. In the year 1776 in a small pub on the east coast a group of good ol' boys while quaffing copious amounts of rum, contrived and wrote our Constitution. Also, in the 1400s and 1500s the Benedictine monks made some fantastic cognac, brandy, and liqueurs.

An unjustly maligned tavern owner . . .

PAT A. ELWOOD
Route 1 Box 2149
Warrenton

Volunteers wanted

Is baseball almost dead in Warrenton-Hammond?

I began two years ago trying to recruit new people into the Bambino (formerly Little League) baseball program, in anticipation of my leaving it this year. No new volunteers have come forth to learn the ropes while there was still someone left to show them.

At the end of last year I tried to spread the word that I was finished with the Bambinos and would move up to helping with the Babe Ruth and high school programs with my own kids. Again there were no new volunteers.

It is now the time of year to start the Bambino Baseball program and there is not one person that has come forward to do it.

The only resource available is the parents of the kids who want to play. So what is it going to be? Do you want these kids on the baseball field being occupied or on the street looking for trouble, alcohol and drugs?

The program needs an organizer, two coaches and preferably two assistant coaches and several persons to umpire.

If you are interested get hold of Kelly Simonsen, the Warrenton-Hammond recreation director, or me and we will get you started. League play will start approximately the second week of May so there is not much time.

EDWARD I. McFADDEN
984 S E Anchor
Warrenton

It's about time

I read with interest an article in the Astorian that the employees at the Tongue Point Job Corps Center are seeking to unionize. Well it's about time! You workers have much to gain by joining an organization like the AFSCME. All you need do is look at the history of the Job Corps at Tongue Point to see what "working with staff" can mean when the workers have no union to help them.

When RCA took over from the U of O everyone took a cut in pay, and until now it has been everyone for themselves. With a union you have each other to help give support when needed and a negotiated contract that will give both management and labor a firm ground on which to work together.

The union will not be some outside force, but your union. It will be whatever you make of it. If you are tired of losing health benefits, wages, and not having a say in what goes on in the work place you would be wise to work toward making sure that the AFSCME is installed as your representative.

With a larger organization to back you you have more clout. There is strength in numbers. All of you at the center as well as the power of AFSCME.

Listen carefully to the hollow promises dished out from your management and remember what has gone on in the past. Then vote yes for the union, if it comes to a vote, or work towards unionizing your work place. You will not be sorry you did!

BOB LENNON
Astoria

Oil damage feared

Recently, the biggest and most devastating oil spill in U.S. history occurred in Valdez, Alaska. Currently the slick from the spill has an estimated area of 1600 square miles. The total amount of the destruction of wildlife of Prince William Sound and surrounding areas will not be known for years to come.

Now they want to bring the ship responsible for the spill up the Columbia River to Portland for repairs. They say it might leave behind a "small slick" of oil. Yes, it will create jobs in Portland, but is the economy more important than the possibility of irreversible damage to the environment? I know I speak for many other concerned citizens when I say, "We don't want the Exxon Valdez."

JOSIAH ADAMS
Astoria High School Student

The Daily Astorian welcomes letters from its readers for publication in Open Forum. Letters must be signed and are subject to condensation. Mail letters to: The Daily Astorian, Box 210, Astoria, Ore., 97103; or drop them by the newspaper office, 949 Exchange St., Astoria.

DAILY ASTORIAN 4/25/89

Firefighters halt two arson blazes

By JOAN HERMAN
Of The Daily Astorian

An arsonist or arsonists set two more fires Wednesday night, bringing the total to at least seven intentionally set fires in the past three days in Astoria.

"We're up to seven fires in three nights that we know of, and we're getting very concerned about that," said Astoria fire Chief Lance Wintermute. "We've had a whole bunch of close calls. We definitely have somebody running around setting fires," he said.

The Astoria police and fire departments, which are investigating the blazes, urge those who think they may have seen someone in the areas when and where the fires occurred to phone the Astoria Police Department at 325-4411.

"I have to believe that somewhere along the line, somebody noticed something," Wintermute said.

Investigators think only one arsonist is responsible for the fires, although they haven't ruled out the possibility of more than one person being involved, Wintermute said.

Investigators also want to know about any other suspicious fires that may have been set within the past few weeks but have not been reported.

Wintermute strongly recommended that buildings be kept locked and secured when possible to prevent easy access. The fires all have occurred in accessible places.

Investigators have found little evidence at the fire scenes — primarily matches.

No one was injured Wednesday night's fires, which were reported 16 minutes apart in Astoria's business district.

Passers-by noticed and reported the first fire at 8:30 p.m. at a vacant warehouse at the foot of 39th Street. Someone had reached into the building through a section that was missing a board, throwing a lighted match onto a pile of fishing nets, Wintermute said.

Firefighters extinguished the blaze before it caused any damage to the building, although the fire did an estimated $1,000 in damage to the nets.

While firefighters were still at the warehouse, they received the second report at 8:46 p.m., this one of a fire inside the old Darigold building at Ninth and Duane streets.

The Daily Astorian—KENT KERR

As police officer Brian Aydt continued to search a burned area of papers in the old Darigold Building, officer Phil Poling talks with Astoria firefighter Don Thomas, who was among the firefighters who extinguished the blaze Wednesday night.

Someone had entered the unlocked building and ignited a pile of papers, quickly creating large flames that were visible outside. A janitor at Columbia Physicians Services one block away saw the fire's glow and reported the blaze.

Again, firefighters were able to put out the fire before it caused any structural damage, Wintermute said. Only old papers were burned. If that fire had not been noticed quickly, however, it probably would have spread rapidly because of the piles of old papers stacked there, he said.

Three nearby fire departments — the Warrenton, Lewis and Clark and Tongue Point volunteer departments — were called out or put on standby during the Darigold fire in the event another Astoria blaze occurred while all the city's firefighters and equipment were tied up at the Darigold building.

Because of that, the scheduled closure of the new Youngs Bay Bridge — for construction of a new bridge fender — was delayed to enable the Warrenton fire trucks to cross.

See Fires, Page 4

DAILY ASTORIAN 4/25/89

Man dies in early morning Astoria fire

By ANDREA KENNET
Of The Daily Astorian

A 41-year-old Astoria man died in one of two house fires in Astoria that morning.

Coleman Anthony Schlesss died as a fire swept through the second-story apartment he shared with a brother at 298 Bond St., authorities said. The blaze, reported at 4:34 a.m. by passers-by, apparently started in the southeast corner of the turn-of-the-century wooden building where Schlesss was sleeping, according to Astoria Fire Chief Lance Wintermute. The brother, Scott Schlesss, fled the fire through a window on the southwest side of the building. Three other tenants also escaped unharmed.

As firefighters were responding to a second alarm at the Bond Street blaze, an unrelated house fire was reported on the other side of town.

The Oregon State Police arson squad is investigating that fire, which scorched the interior of a one-bedroom cottage at 737 31st St. Wintermute said investigators had found evidence of forced entry into the house. The tenant, Brenda Westfall, was not at home at the time of the fire, reported by neighbors at 4:51 a.m.

The Lewis and Clark and the Tongue Point volunteer fire departments responded to the 31st Street fire because Astoria firefighters and volunteer firefighters from Warrenton and Lewis and Clark were tied up at the Bond Street incident.

Astoria firefighters and police, assisted by State Deputy Fire Marshal Jim Hurd and the Clatsop County District Attorney's Office, were still probing both fire scenes at midmorning to determine causes.

Wintermute said neither blaze fit the pattern of last week's string of arson fires, but he added that he couldn't rule out a link either.

The upper story of the Bond Street apartment house was fully ablaze as the first firefighters arrived. Witnesses and apartment residents initially gave conflicting reports to firefighters about whether anyone remained inside.

"We could have been five, 10 minutes earlier and we couldn't have saved him," Wintermute said, because the victim's apartment was so completely afire.

Battalion Chief Jerry Hebert said Schlesss' death was the first fire-related fatality in Astoria during his 14 years with the Astoria Fire Department.

Four Astoria firefighters were trapped in a stairwell when the fire whipped behind them as they tried to reach Schlesss' apartment. Hebert and firefighters Rodger Reynolds, Don Thomas and Paul Gascoigne escaped unharmed as they and firefighters outside the building sprayed water to create a pathway through the flames. Firefighters retreated from inside the building until the fire was brought under control about 10 minutes later.

See Fire, Page 3

Fires

Continued from Page 1

Tuesday evening, two fires were set inside a garage at the Knappton Corp. dock at the foot of 14th Street. Knappton employees extinguished one of the fires; the other burned itself out.

Monday evening, a fire was set inside a garbage can at 1829 Exchange St. but caused no damage. Thirty-five minutes later, a mattress and a cardboard box were set afire in a storage room at the Rosecrest Apartments at 1527 Exchange St. That fire was extinguished quickly also.

Wednesday afternoon, firefighters learned of a third fire that occurred Monday evening, in a small apartment complex at 1527 Exchange St. The fire burned only curtains inside the complex's entryway.

Besides those blazes, three intentionally set fires that occurred two to three weeks ago may be connected with the most recent blazes, Wintermute said, although he said he tended to think they were not.

Fire

The Daily Astorian—KENT KERR

Where the fire began in a second-story room, a firefighter remained at 6 a.m. to extinguish the final embers.

Continued from Page 1

"They really took a beating. Wintermute said. "They really did a super job" to stay inside the burning building as long as they did.

The firefighters also kept the fire from spreading to another old, wooden apartment building less than 10 feet away.

Shirley Hasmer was driving her friend Mardell Golding home when they spied the fire. "We turned the corner (onto Bond Street) and we could see the flames shooting down the street. It was crackling but nobody heard it," Golding said.

The women banged on the apartment house door but got no response. They then raced to a nearby convenience store to report the fire. They and David Olson, who they met at the store and who works with Golding at Bornstein Seafoods, drove back to the apartment building. Olson kicked through the front door and the three alerted residents about the fire.

Hasmer said Scott Schlesss was hanging out of an upstairs window. "I grabbed him by the butt and pulled him out," she said.

He sat there and said, 'I think my brother is still in the apartment. Did anyone get him out?'" Hasmer said. "I told him it was probably too late."

Michael McCusker, who lived in and published the North Coast Times-Eagle newspaper from the basement apartment, said he lost this month's edition to the fire. He feared he also lost half of his extensive collection of books. "I'm lucky I've got my life," Coleman doesn't," he said.

Two elderly women were also displaced by the fire. The American Red Cross Clatsop County Chapter was seeking shelter for the occupants and provided refreshments to firefighters.

The fire destroyed the upper story of the Bond Street apartment, heavily damaged the first floor and damaged the basement, Wintermute said. Some possessions from the basement and the first floor apartments might be salvageable, he said.

Shirley Bishop, whose husband Jim, manages the apartments, said the apartments were equipped with smoke detectors. She identified the owner as Dale Sorenson and said the building was insured.

The name of the owner was not available for the 31st Street cottage.

THANKS & APPRECIATION . . .

The Greater Astoria Area Chamber of Commerce wishes to say THANKS! and recognize all who contributed to the 1989 Crab & Seafood Festival. The success of the Festival was due to the tremendous community support and efforts. We tried to include everyone, and apologize to any individual or group whose name we have inadvertantly missed.

to all the volunteers who so graciously gave of their time and energy

Al Jacques, Amy Luke, Andy Schindele, Ann Farley, Anna Bell Miller, Bill McGregor, Bob & Dorothy Scott, Brenda Hunt, Brian Kirkpatrick, Carol Beckham, Cathy Dinges, Cathy Helmersen, Chuck Savage, Cindy Ellis, Cindy Howe, Clydene Paul, Darcy Dyke, Darla Aho, Debbie Walter, Debra Cook, Della Wilson, Delores Strickland, Dick Phillips, Eddie & Sally Smotherman, Eileen Bay, Eleanor Anderson, Gene & Ella Hill, Heather Olson, James & Iona Garner, Jane Phillips, Jim & Karen Van Cleave, Jo Adams, Jody Surmeyer, John & Judy Crosby, John & Merilyn Jensen, Joni Fudge, Joy Black, Joyce Tegfeldt, Judy Hansen, June Cook, Karen Anderson, Ken & Eva Moore, Kim Kurle, Lema Demmell, Liz Niemi, Loran & Colleen Mathews, Lori Neva, Marta Wilkins, Mary Ann Ylipelto, Mary Lovold, Mary Martin, Mavis Hamel, Max & Roma Bigby, Melanie Luke, Michelle Jasper, Mike Luke, Mike Martin, Millie Wright, Monica Hutchins, Nancy Grimberg, Nelson Taylor, Pamela Tierney, Pat Rothenberger, Patti Brandley, Paula Bryant, Rae Goforth, Ray & Gail Collins, Robert Chopping, Ron Opitz, Rose Mary Johnson, Sally Olson, Sandi Richburg, Sara Holmes, Sara Meyer, Stan & Sharon Rutherford, Sue Mills, Suzanne Schulke, Terri Coulombe, Walter Camp, Warren & Karen Bechtolt

to all the Crab Festival Committee for their dedication and hard work before, during and after the Festival

Carol Webster, Dan Arnoth, Dan Hitchcock, Paul Benoit, Denny Holmes, Ed Hauer, Jackie Taylor, Jill Storey, Jim Hogan, Jim Servino, Jim Stoffer, Kim Bjork, Michael Foster, Roger McCain, Sue Smith, Val Holvoak and Wayne Robbins

to our Chairman, Jim Caldwell for his continuous support

Special thanks to U.S. National Bank for their co-sponsorship and assistance in the Festival

to our gracious host, Camp Rilea National Guard Post, Major Doug West and Bill Lane for their many efforts in our behalf

to those who provided assistance in supplies and promotions of the Festival

Astoria Ice Co., Astoria Rotary Club, Bergerson Construction, Bill Barrons, Bill Heaton, Bob Nordlander, Clatsop Co. Sheriff's Dept & Reserve, Clatsop County Search & Rescue, Clatsop Power Equipment, Coast Rehabilitation, D.C. Thompson & Co. Realtors, Daily Astorian, Fort Steven's State Park, Fred Meyer - Anderson Construction, Government Services, Hauer's Cyclery, Israel & Sons Taxidermy, KAST, KVAS, Van Kennell, Mike O'Herron, Pacific Power & Light, Paul Smith, Rick Newton, Safeway, Surfview Hallmark Resort, Tongue Point Job Corp., Thiel's Music, Val's Texaco, Wadsworth Electric Co., Warrenton Fire Dept., Warrenton School District

DAILY ASTORIAN 5/1/87

The Daily Astorian—KENT KERR

Evan Acovak, left, strains to win a stick pull against Michael Jerome in an Alaskan Olympics event held at the Tongue Point Job Center Saturday.

Alaskan Olympics not just a game

Above, Jeff Wilson tried the 'head pull' event, in which contestants use their heads to pull opponents out of a circle, against Jesse Ramirez.

By JOHN FORTMEYER
Of The Daily Astorian

The challengung tug of the "head pull," or the teeth-gritting exertion of the "stick pull," was more than just fun and games Saturday for Kelvin Knudson.

To Knudson, who organized the first "Alaskan Olympics" at the Tongue Point Job Corps Center, the event not only symbolized young native Alaskans' heritage, but also their potential to succeed anywhere.

A Tlingit Indian from the southeast Alaskan village of Hoonah, Knudson, now a Seaside police officer, is helping others from his native state overcome the cultural and emotional barriers that he faced in leaving Alaska.

Through his "Native American Transition Organization," or NATO, up to 15 Job Corps students representing Alaskan and Native American backgrounds are making friends and setting personal goals.

"It's been a great success in introducing the kids to each other," he says.

Knudson made the transition to life in the continental U.S. as a teen-ager, when he moved to Seattle. It wasn't easy, he recalls.

"It took about a year to get used to the culture down here," he says.

The challenge can be even greater, he says, for the native Alaskan Indian and Eskimo youths who enroll in Job Corps, a residential training program for disadvantaged young people.

It includes separation from family members and friends, difficulty adjusting to the rules and regulations of the Job Corps Center, little things that create homesickness, such as not having native foods available, and a shyness that flows out of the native culture.

"Up there (in Alaska), it's very laid back," Knudson says. "If they do something, it's always in the family."

Also, native schools in Alaska often place a low emphasis on verbal communication skills, he says.

These factors have caused a high dropout rate in the past among Alaskan students at the Job Corps center. That troubled Byron Madison of Seaside, a volunteer counselor at the center through a program called Joint Action Community Service.

Knudson

Madison, a retired police officer who met Knudson through his police work, said it was hard to counsel many of the youths, because they wouldn't open up and talk about the concerns. He suggested that Knudson, because of his background, might be able to help them.

Knudson agreed to pay a visit. So responsive were the students to Knudson's own account of survival in the "Lower 48" that he now visits them weekly at the center.

"I only meant to go up there (to Tongue Point) one time," Knudson says. "But it just — boom! — exploded."

See Games, Page 4

Games

Continued from Page 1

Knudson, who has also done fisheries patrol and police work elsewhere in the Northwest, returned to Hoonah when he was in his early 20s, after a three-year stint with the Army in Germany. He became police chief there at the age of 21, but chose not to stay.

"What really drove me away from Alaska was that I found all my old friends were doing the same thing they had done in high school — running around, drinking, doing drugs. I was really sorry to see what was happening to my own people."

He wants the Tongue Point students to know their future can be better.

"My whole program is to teach them to feel comfortable with themselves," Knudson says. "It's building them up and teaching them to be persistent — not to give up."

"The guy is great," says Jeff Hartman, the residential programs manager at Tongue Point. "He relates well to the corps members. He's a good role model in providing the continuity, the inspiration. Their experience on center has been greatly enhanced by his work."

A friend from Kotzebue, Alaska, suggested the traditional Eskimo games to Knudson. They provided a lot of fun Saturday for Tongue Point students and visitors from another Job Corps center near Sedro-Woolley, Wash.

DAILY ASTORIAN 5/1/87

Youth missing, but others saved over weekend

By ANDREA KENNET
Of The Daily Astorian

An 18-year-old youth was presumed drowned after several water-related accidents marred a sunny weekend in the Sunset Empire.

Robert McKinney was playing in waves on the Long Beach, Wash., beach about 7:45 p.m. Saturday when he was swept by a current out into the Pacific Ocean, the U.S. Coast Guard said.

A helicopter from Coast Guard Air Station Astoria and three boats from Station Cape Disappointment, Wash., searched a five-mile radius up and down the beach and out to sea but found no sign of the youth, Chief Wayne Hennessy said. Long Beach police and members of the youth's party also searched to no avail.

McKinney was on a supervised outing with several other inmates from the Naselle Youth Camp, a state facility for juvenile offenders outside Naselle.

On Sunday, a welding student from the Tongue Point Job Corps Center managed to swim to safety in a second similar situation on Washington's Long Beach Peninsula. Andy LaCount, 24, of Sweet Home, was body surfing with other students from the Astoria center at about 1 p.m. when a strong current carried him out to sea. His companions lost sight of LaCount as he disappeared beyond the breakers, and they climbed the cliffs to try to spot him, the center's residential manager, Jeff Hartman, said this morning. LaCount rode the rip tide out and swam to shore. The other students and staff members helped him onto the beach.

A COAST GUARD helicopter from Air Station Astoria arrived after LaCount reached the shore. After being checked over by a Coast Guard rescue swimmer, LaCount was taken by ambulance to Ocean Beach Hospital in Ilwaco, where he was treated for hypothermia and released.

LaCount, who spent about five minutes in the water, credited "drownproofing" training he received at the center with saving his life, Hartman said. "Those were the first words out of his mouth," he said, adding that the training is required at all Job Corps centers.

Helicopters from the Astoria air station also responded to two reported capsizings in the ocean Sunday.

A small boat carrying an unspecified number of people turned over off Pacific City about 9:40 a.m. The Pacific City Volunteer Fire Department had rescued all the people before Coast Guard helicopters from Astoria and North Bend arrived.

THREE YOUTHS SWAM to shore after their raft flipped over in Grays Harbor off Westhaven State Park, Wash. The Coast Guard sent a helicopter from Astoria and a beach crew from the Grays Harbor station. The youths were identified as Damon and Dusty Vaugh, aged 18 and 16, and 16-year-old Joseph Sutton. Home addresses for the youths were not available.

A loaded log ship ran aground in the Columbia River off Tongue Point in the midafternoon Sunday. The Liberian-registered ship Cea Light was refloated with the high tide by about 6 p.m., but was ordered by the Coast Guard to stay put until marine surveyors could check the ship for leaks or other damage this morning, Hennessy said.

DAILY ASTORIAN 5/6/87

Emerald Heights mishaps injure two

Two unrelated vehicle accidents in Emerald Heights sent two people to the hospital last week.

Details of the accidents were sketchy. Astoria police responded; however, under arrangements with the federal government, which owns the neighborhood, they did not investigate the accidents.

Dorothy Vail, 31, suffered a broken arm and other injuries when her motorcycle hit a building at 6 Halsey No. 1, officials said. She was listed in good condition Monday at Columbia Memorial Hospital, where she had been taken by Medix Ambulance Service Inc.

Gordon Schultz, 76, suffered cuts on his head when a vehicle in which he was riding went off the roadway at the end of Halsey Street, officials said. He was taken by Medix Ambulance to Columbia Memorial, where he was admitted overnight and discharged Friday morning.

De-humanizing

I'm writing this because I'm fed up and want to quit. I'm in the Job Corps. I came to Portland from Montana with the intention of staying with my parents until I could line a job up and pay for college. Plans fell through and I found myself joining the Job Corps in July of '88. I'm not a mental defective and I wasn't remanded here by a judge; I just needed a place to stay while working out plans for my education.

While staying here, I'm subjected to de-humanizing privacy invasions like body searches at the gate, room checks at all hours of the night and morning, sobriety checks, hourly restriction sign-ins, weekend restrictions (basically, we're grounded for a messy room) and anything else that would make a 23-year-old feel like 10 and a hardened criminal.

The time when a person should be able to shed the doomy feeling that usually hangs over this place is when they slip into town for a few hours of real life. While in town, I'm harassed by pedestrians and people in passing cars, salespeople are curt and un-helpful because they feel they're wasting their time on someone with no money (or a thief). I'm eyed suspiciously in grocery stores and nearly frisked upon my exit at a local newsstand.

I'm sure you have a mental image of me by now, being that I attract this much attention. I have short hair, I'm always clean-shaven and I'd like to think I dress well. I do nothing through my looks or mannerisms to warrant the treatment I receive here (as far as I know, I don't have shifty eyes).

If asked where I live or what I do, the urge to lie is tremendous, simply because I know what preconceived idea will flash to mind the second this place is mentioned, a worthless person.

To conclude my whining, I just want to ask something of you. Please give us a chance. I've heard the stories. I know about the stigma that has colored this place since its early years. I'll admit just as quickly as anyone that we've much more than our share of truly obnoxious and generally untrustworthy people. We also have a lot of people deeply earnest in their efforts to do something with themselves as they work in their vo-eds, participate in student government, or serve on a volunteer fire department which assists in protecting your community.

Everyone deserves a chance and I'd like to stop feeling ashamed and humiliated every time I tell someone where I live.

DANNY JILES
Tongue Point Job
Corps Center
Box 812
Astoria

Letters welcome

The Daily Astorian welcomes letters from its readers for publication in Open Forum. Letters must be signed and are subject to condensation. Mail letters to: The Daily Astorian, Box 210, Astoria, Ore., 97103; or drop them by the newspaper office, 949 Exchange St., Astoria.

DAILY ASTORIAN MAY 5 1987

Students get a taste of 'real' life — for a day

Jeremy Harrison sat in Mayor Edith Henningsgaard's chair today as part of the weeklong observation of Elks National Youth Week. The event has been observed locally since 1951.

The week ended today with 45 students from Astoria, Knappa and Warrenton High Schools and the Tongue Point Job Corps Center spending the day at local businesses. A dinner for the students and business representatives is scheduled for tonight at the Astoria Elks Lodge.

Besides Harrison, other participating students were: Kathryn Roshau, Iris Waibel, Bill Lempes, Ginger Tarabochia, Chris Hansen, Jesse Earley, Todd Clifton, Sonny Dean, Becky Ramacek, Darryl Flack, Jenny Garner, Julie Swensen, Travis Hankins, Meagan Fulkrod, Mar Vinas, Kendra Brewster, Paul Brandi, Lori Chamberlain, Rob Niemi, Scott Smith, Marti Archambeult, Tory Parrish, Kristina DeMotta, Angela Overton, Trace Strickland, Bob Markel, Michal Beckman, Thomas Haverstick, Tracy Crawford, Betsy Rohme, Bob Smith, Jennifer Peterson, Tracy Kelly, Demaris Johnson, Heather Lower, Mark Cheney, Dan Gallagher, Doug West, Dennis Sturgell, Helen Niemela, Khris Thompson, Shawn Zinser, Angie Bement and Ann Chi Le.

DAILY ASTORIAN
5/2/87

Job Corps contract proposals due today

By JOHN FORTMEYER
Of The Daily Astorian

The contract to operate the Tongue Point and Springdale Job Corps centers for the next five years is up for grabs, and several companies may apply by today's deadline.

General Electric Government Services, the current contractor, was the only company that would confirm to The Daily Astorian that it had applied. Two others confirmed that they had recently inspected the center for a possible bid, but declined to say whether they also were applying.

Job Corps is a residential and vocational training program for disadvantaged youths; program centers are operated under contract with the U.S. Labor Department.

The Tongue Point center east of Astoria employs about 155 people. A center in Springdale, which is near Gresham, employs about 40. Together they enroll about 1,000 students annually.

John Crosby, Tongue Point's director, expressed cautious optimism this GE Government Services, which has operated the center for 15 years, all but the last two as RCA Services Co., would continue for five more years.

"You always run scared — smart people run scared," he said. "I feel good, but at the same time we want to make sure we spend a lot of time and effort. We feel good, but certainly not complacent."

The new contract, effective Oct. 1, will be awarded by September, said Jack Krois, regional Job Corps director. It would be for two years, with three renewable one-year options. Crosby said contracts are awarded on the basis of past performance operating Job Corps centers, the overall quality of the proposed program and cost-effectiveness.

Crosby said four companies besides GE participated in a recent inspection of the center, conducted by Krois. He identified three of them: Management Training Corp. of Ogden, Utah, which operates 15 centers nationwide; Minact Inc. of Jackson, Miss., which also operates Job Corps centers; and Nero and Associates of Portland, which operates no centers but is a contractor for Job Corps screening and placement programs.

Crosby could not recall the name of a fourth agency, based in Tacoma, Wash., that also had [illegible].

Spokesmen for Management Training Corp. and Nero and Associates declined to say whether they had applied. Spokesman for Minact could not be reached.

Krois declined this morning to comment in detail on the bidding process. He said federal law requires such information be kept confidential.

Reunion to mark Job Corps' 25th year

By J[illegible]N FORTMEYER
Of [illegible]Daily Astorian

The Tong[illegible]nt Corps Center is planning a [illegible]nat could potentially draw thousa[illegible]ople.

Its comme[illegible]the 25th anniversary of the [illegible]b Corps program and to mark [illegible]nniversary of the Tongue Point cente[illegible]ear, an alumni, student and [illegible]nion will be July 7-8 at the center.

The reuni[illegible]held in conjunction with the center's annual open house, scheduled for July [illegible] It will be preceded by a July 5 v[illegible]e center by U.S. Sen. Mark Hatfie[illegible]ll be followed by a regional stu[illegible]ernment workshop involving [illegible]rps students from throughout th[illegible]rthwest.

"It's going to be an incredible couple of weeks," says Herschel Lamb, the center's deputy director.

Job Corps is a residential and vocational training program for disadvantaged youths between 16 and 24 years old. It is administered by the federal Department of Labor.

Job Corps is the only surviving program of the Great Society training programs founded by President Lyndon Johnson in the 1960s.

It has faced significant budget cuts and possible elimination in the past. But its leaders credit strong bipartisan support and its own cost-effectiveness for keeping the program alive — and growing.

THE TONGUE POINT center, located [illegible]ast Astoria on a former naval base is [illegible]ne of 107 Job Corps centers nationwide and one of five in Oregon.

[illegible]perated by General Electric Government Services under a contract with the Labor Department, the Tongue Point center is one of the biggest employers in the area. It has a staff of about 155 and enrolls about 1,000 students annually.

Director John Crosby joked to the center's Community Relations Council this month that Lamb and others were planning a very big celebration — a "Cecil B. DeMille production."

At least, it holds the potential to be big. The invitation to attend the July reunion is open to anyone who has ever worked at the center or graduated from the facility.

Lamb says it's hard to estimate how many people fall in either category. Thousands, he simply summarizes.

To let them know about the reunion Lamb and a planning committee of center alumni are sending notices to scores of newspapers and radio stations throughout Job Corps Region 10, which takes in Oregon, Washington, Idaho and Alaska. Most of the center's enrollees come from throughout the region.

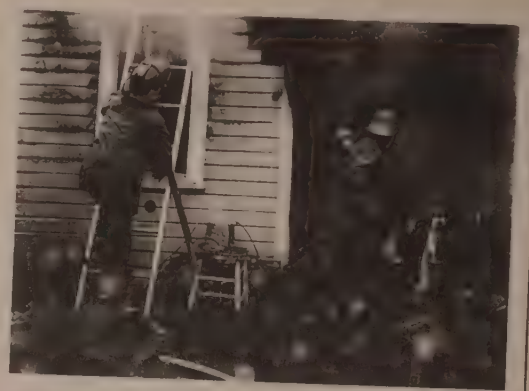
Committee members include Bob Pang of Warrenton, who was enrolled at the center in the mid-1960s; Doris Abrahamson of Astoria, a former administrative secretary at the center; Helen Davidson of Seaside, a former food service instructor; Betty Wong of Astoria, a former switchboard operator; Carol Smalley of Astoria, a former staff member; Ida Larson of Astoria, a former health occupations instructor; and Andy Wheeler, current administrative secretary.

ABRAHAMSON SAYS THE [illegible]ver anniversar[illegible]s an occasion worth celebrating.

"It was felt (by some) that the program might not last two years, and here we are on our 25th year," she says.

Reunion activities will include a no-host dinner at the Astoria Eagles Lodge at 6 p.m. on July 7 and a free barbecue on the center grounds from noon to 2 p.m. on July 8.

Reservations for the dinner must be made by June 25. To make reservations or obtain more information, phone the center at 325-2131.



The Daily Astorian—ANDREA KENNET

Firefighters from four departments battled an arson-set blaze that heavily damaged a house at 152 Flavel St. in Astoria Sunday morning.

DAILY ASTORIAN 5/15/89

Fire unveils marijuana

Authorities seized a substantial quantity of marijuana from an Astoria residence that sustained an estimated $20,000 in damage in a Sunday fire suspected of being arson-caused.

Investigators with the Astoria police and fire departments said they were unsure how the blaze began, but they think it was deliberately set on a back porch at 152 Flavel St., Astoria police Detective David Logadon said this morning.

Neighbor Ann Scott reported the blaze at 6:48 a.m. Sunday, after she smelled smoke, looked outside her apartment at 135 Hume St., and saw that the nearby residence was on fire.

"It was just all flames coming out of the porch," she said. "I couldn't believe it."

Police said they didn't know whether the building's owner lived at the residence. No one was inside the residence when the fire was set.

Investigators with the Oregon State Police arson unit in Portland were expected to go over the fire scene today with Astoria police and fire department investigators.

The arson unit's trip will be the third one in the past month to investigate an Astoria fire. Astoria authorities said they did not yet know whether the Sunday fire was related to a series of at least nine suspected arson fires set since mid-April, generally along or near the Astoria waterfront.

A fire that killed a 41-year-old Astoria man April 25 was not arson-caused. Investigators ruled careless smoking as that fire's cause.

Investigators think that a second fire April 25 was set deliberately at a 31st Street cottage, but they said they did not think it was related to the string of arson fires because it did not fit the pattern of those fires, according to Lane Wintermute, chief of the Astoria Fire Department.

No suspects have been arrested in connection with the arson fires. Authorities continue to urge anyone who may have information about the fires, or who may have seen someone acting suspiciously around the same times and places, to phone the Astoria Police Department at 325-4411.

Police hoped to get a search warrant to go through the Flavel Street house today, after firefighters found Sunday two large garbage bags filled with marijuana on the house's second floor, said Detective David Logadon of the Astoria Police Department. Police had not yet weighed the marijuana, so they did not know its value.

The firefighters also found a garbage bag filled with glass jars containing what police identified as hallucinogenic mushrooms, a controlled substance. Police also seized a scale.

Police have filed no charges in connection with the seized items.

Firefighters think the blaze Sunday began on the house's back porch and then spread inside the structure. The fire caused extensive flame damage to the house's main floor and heat and smoke damage to the entire house. Firefighters estimated the damage at $10,000 to the structure and $10,000 to its contents.

About 30 firefighters from the Astoria Fire Department and the Warrenton, Lewis and Clark and Tongue Point volunteer fire departments battled the blaze.

At Tongue Point center

DAILY ASTORIAN 5/17/89

Union alleges vote obstruction

By JOHN FORTMEYER
Of The Daily Astorian

A labor union organizer has angrily charged that General Electric Government Services is preventing Tongue Point Job Corps Center employees from voting on whether to join his union.

But a company spokesman says a federal agency's recent decision not to get involved in the matter is simply consistent with federal labor law.

The union has turned to the state government, which has scheduled a June 12 hearing on the dispute.

Because of interest shown at the center near Astoria, the American Federation of State, County and Municipal Employees, which is affiliated with the AFL-CIO, in April petitioned the National Labor Relations Board for an election on making the union the bargaining agent for about 117 workers.

Job Corps is a residential training program for disadvantaged youths. Tongue Point is one of the largest employers on the North Coast, with a staff of about 155. About 1,000 students are annually enrolled at the center, which GE operates under contract with the federal Department of Labor.

AFSCME is the largest public employee union in the United States, with 1.4 million members. The union has almost 11,000 members in Oregon, including employees in the Clatsop County and Astoria city governments; Clatsop County Mental Health; and a non-profit Astoria based agency, Coast Rehabilitation Services.

THE FEDERAL BOARD on April 24 determined that it had no jurisdiction in the case. It said the nature of the Labor Department contract meant effective contract bargaining could not take place with GE. The decision was based on a 1986 ruling by the federal board regarding a separate Labor Department program.

Mike Cannarella of Salem, an organizer for the union, claimed Friday that the federal decision wouldn't have been issued if GE's legal staff hadn't filed objections. He said it typified the company's attitude.

"They found this loophole with their great (legal) resources, and they are going to fight (these Tongue Point employees) all the way," Cannarella said. "These people want a bargaining unit, and GE will not let them vote.

"There's something un-American about that," he continued. "Labor law should not be used to keep these people from organizing. They (GE) are taking a very cavalier attitude. That makes me angry."

"I don't know why he would be angry at GE," responded Ken Statmore, legal counsel at GE Government Services' head office in Cherry Hill, N.J. "I don't think there's any question what the law is in this area."

Statmore said the federal ruling was not unique to GE. "It's been raised with other private [illegible] operators," he said.

"THERE ARE NO legal loopholes," he added. "What we are trying to do is follow the law, as is the National Labor Relations Board. We think the decision is consistent with the law as it now exists."

The union on May 4 took the matter to the Oregon Employment Relations Board, which has rules for people not covered under the federal board. State board spokesman Bill Greer said Friday that he would hold a hearing June 12 to determine whether the state agency had jurisdiction and could hold a vote.

The hearing's location and time aren't yet set; it will probably be in the Portland area, Greer said.

Both sides have until May 24 to file arguments in the case with Greer. Statmore declined to say whether GE would file objections; he said the company could not comment on a pending legal proceeding.

But Cannarella said GE would doubleass keep up its efforts.

"I told the (Tongue Point) employees from the beginning that it was going to be a fight," he said.

Cannarella said in April that workers at the center were concerned about a steady deterioration of their health insurance and other benefits, about the discontinuation of a pension plan several years ago and about the current wage scale.

JOHN CROSBY, THE center's director, said in April that GE would propose better salary and benefit packages and that any "outside interference" by the union would be counterproductive. He last week referred questions about the status of the case to the company office.

Cannarella met Thursday in Astoria with some of the Tongue Point workers. He said they are ready to respond in kind to the company's efforts.

"They want to fight, they want to vote," he said.

DAILY ASTORIAN 5/13/89

Power line fall knocks out power

A fallen power line left the Tongue Point Job Corps Center, the U.S. Coast Guard's Tongue Point base and two east Astoria residential neighborhoods without electrical service for five hours Friday afternoon.

An insulator, which attaches the line to the utility pole, failed, allowing the power line to fall to the ground in a wooded area south of Emerald Heights, said Jim Welch of Pacific Power & Light Co.

Power was out from about 3:23 p.m. to 8:23 p.m. to the Emerald Heights and Blue Ridge neighborhoods, the Job Corps center and the Coast Guard base. The remote location of the power pole made access difficult for repair crews, Welch said.

It was not known why the insulator failed, Welch said. Some children were seen shooting guns in the area but denied that they had been shooting at insulators, he said.

DAILY ASTORIAN 5/19/89

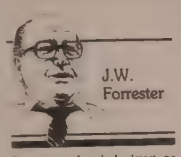
Emerald Heights to be discussed

The Emerald Heights housing situation will be the topic of the Clatsop County Landlords' meeting this week.

The meeting, to be held Thursday in Seaside, is open to the public. It will begin at 7:30 p.m. at the Seaside American Legion hall.

DAILY ASTORIAN

Use job training to fight drugs



J.W. Forrester

As the nation deals with nationwide trafficking in drugs I become increasingly convinced that there can be no hope for success until our efforts are concentrated on the causes of the condition.

Every state in the union and the federal government are dealing with this problem by increasing numbers of police and by building more prison cells. The numbers of drug-related arrests seem incredible. The process is endless.

The most frightening face of all of this is the involvement of children. They sell drugs because it's a way to make money. In some cases big money. They join gangs and members of those gangs kill each other. It goes with their struggle to make more and more money.

Some observers of the drug scene mistakenly compare it to the nation's experience with sale of alcoholic beverages in Prohibition days. That comparison is not valid. Children were not involved in selling bootleg whiskey. Bootleggers didn't kill police. Consumers of bootleg booze didn't commit any of the horrible atrocities associated with use of drugs. The nation has had no previous experience with anything like this.

Although the federal government's effort to attack the drug problem in those Latin American countries from which most of the drugs come has had almost no success it probably will be continued. But even if that effort had had some success it's a wrongheaded exercise. The problem is with the consumption of drugs and not with the source of them.

THERE IS A drug problem in all communities, large and small. And in all communities children are involved. They commit crimes to get drugs. They break the law selling drugs because it's an immediate avenue to money.

As a newspaperman I have seen up close the immense growth of juvenile crime in this country in recent years. I have thought long and hard about the causes of it and how to deal with them. I am compelled to believe that the only course that offers promise of success is to train young persons to become employable. I am convinced of this because so much juvenile crime is related to the need young persons have for money and their inability to earn it honestly.

I CAN THINK of no better occasion to make my case than on the upcoming 25th anniversary of the Tongue Point Job Corps Center.

The Job Corps program was designed to take young persons out of environments that would inevitably lead to failure and make them useful by teaching them to be employable.

The program has been immensely successful and more so at Tongue Point than at almost any of the nation's other Job Corps centers. Tongue Point is cited repeatedly as an example of how the program should ideally operate.

I was a member of the state Board of Higher Education 25 years ago when the president of the University of Oregon, Dr. Arthur Flemming, came to the board with a request that the university be permitted to undertake the establishment of a Job Corps program at Tongue Point and to supervise and operate the center.

I HAD NO reluctance about the validity of the program but I had some doubts about the capacity of a university, without any experience with such an undertaking, to operate the Tongue Point Job Corps Center. The university had some hard times at Tongue Point and it was not until the Department of Labor decided to turn in a different direction that the Tongue Point center became totally what it was envisioned to be. Under the direction and supervision of people fully qualified to train youngsters to be employable the Tongue Point center has achieved exemplary success.

The record of placing graduates of Tongue Point Center programs in employment is so good that it seems almost unbelievable. Youngsters that were destined for lives of disappointment and failure were trained there to be useful and they have repaid the investments and confidence placed in them over and over again.

This is the way, I am convinced, to convert youngsters from losers to winners. If we will concentrate on doing what the Job Corps program does the tragedy associated with drugs could be dramatically reduced. If we would seek nationwide to identify all of the children who seek to escape terrible environments and then provide them with opportunities to become useful the drug menace would be dramatically reduced.

I salute all who have participated in making the Tongue Point Job Corps Center a resounding success. Only God knows the misery they have spared thousands of young men and women. It is considerable.

J.W. Forrester is the retired editor of The Daily Astorian.

DAILY ASTORIAN 5/25/89

The Daily Astorian—KENT KERR

Hanging in there

Hampton Scudder, left above, exhibit specialist for the Columbia River Maritime Museum, directs a team from the Tongue Point Job Corps maritime program during a breeches buoy demonstration at the museum Wednesday. The demonstration was offered as part of Maritime Observance '89. About 30 people were on hand at the museum plaza to watch the demonstration of the way shipwreck victims in earlier days were brought ashore or to another ship.

Right, Kent White of Beaverton volunteered to be the 'victim,' riding the breeches buoy from the lightship Columbia over the water to the museum's plaza. Museum employees Bill Dee, left, and Kevin Violette get ready to give White his sendoff.

Breeches buoy demonstrations will occur again at 7 tonight and 1 p.m. Friday. Maritime Observance '89's most noted event, the spring row-in, will be the highlight Saturday, the final day of the annual event. The row-in's starting time has been changed from noon to 1:30 p.m. to take better advantage of the tide, said Bruce Weilepp, the museum's associate curator.

DAILY ASTORIAN 5/26/89

The Daily Astorian—KENT KERR

Getting it right

Rick Hampton made sure a railing was vertical at the entrance of Clatsop Care and Rehabilitation Center Thursday as his co-workers mortared the railing's posts in place. Hampton and four other students of the Tongue Point Job Corps Center's masonry program donated their labor to the non-profit organization for the learning experience of constructing two sidewalks and a concrete wheelchair ramp and installing a wheelchair access railing built by Job Corps welding students.

The Care Center bought all the materials, according to instructor Earl Whelden, who supervised the work along with Clatsop Care maintenance supervisor David DeWeber.

Heights likely to be transferred to housing agency

By JOHN FORTMEYER
Of The Daily Astorian

Assuming there are no legal problems, the federal Department of Labor will turn over Astoria's Emerald Heights neighborhood for free to either a local or state housing agency, a department official said this morning.

Jim Stockton, deputy chief of administrative services at Labor Department headquarters in Washington, D.C., said the neighborhood — which houses about 1,200 people, or one-tenth of Astoria's population — will go either to the State of Oregon Housing Agency, or to the Astoria-based Northwest Oregon Housing Authority.

Either way, the property will ultimately wind up in the hands of the Northwest Oregon Housing Authority, or NOHA, agency executive director Lorene Brock said Monday. Both she and Chris Pierce, aide to U.S. Rep. Les AuCoin, D-1st District, said the state agency would be willing to simply be a middle step in transfer of the property.

"We are elated," she said.

Still needed, Stockton said, is a go-ahead from the federal Department of Justice, which must determine whether the Labor Department has authority under federal law to make the transfer.

He said that opinion could be issued as early as this week. If an OK is given, and if a no-cost transfer is still feasible, the Labor Department will act quickly, he said.

"WE WOULD WANT to move as expeditiously as possible, without strings attached," he said.

He and Pierce said the planned transfer was a result of an April 19 meeting in Astoria that drew almost two dozen federal, state and local officials to discuss the future of Emerald Heights.

At that meeting, Don Ward, a Labor Department consultant from Washington, D.C., emphasized the department wanted to turn the property over a competent operator, if possible a public agency, that would cause the least disruption to the people now living in Emerald Heights. He mentioned, as examples, both the state and local housing agencies.

"On that basis (the meeting) we began to pursue it with vigor," Stockton said.

Emerald Heights, a federal enclave of 300 low-cost rental units, is a former U.S. Navy housing area. The Labor Department owns both Emerald Heights and the adjacent Tongue Point Job Corps Center. Both are operated by the General Electric Government Services under a contract with the Labor Department.

The Labor Department has long wanted to rid itself of the burden of Emerald Heights because serving as a landlord for a housing area is outside the agency's purposes.

See Heights, Page 4

DAILY ASTORIAN

Heights

Continued from Page 1

At the department's request, the federal General Services Administration last fall began the process of listing and marketing the neighborhood as "excess" federal property, which could have led to its sale. But that process was halted after GSA found out the Emerald Heights units were still occupied.

"TO AVOID A major disruption to the residents of Emerald Heights, it has become clear that a routine 'excessing of the property' is out of the question," AuCoin and Oregon Sens. Mark Hatfield and Bob Packwood wrote last week in a joint letter to Stanley Burger, chief of the Labor Department's Division of Administrative Services. "We fully support a transfer of this housing facility from the Department of Labor to either the Northwest Oregon Housing Authority or the Oregon Housing Agency."

Once the property is taken out of federal hands, the Astoria city government is obligated to extend utility services and police protection to the neighborhood, Brock said. The potential cost of that has concerned city officials since possible sale of Emerald Heights was first discussed.

"We still have our basic concern about who is going to pay for initial capital improvements (in water and sewer lines) as well as the operational concerns inherent in the delivery of municipal services," City Manager Jim Flint said Monday. "We're here to work with NOHA, in terms of what needs to be done with the property . . .But the principal responsibility rests with NOHA."

Brock said the city government had estimated it could cost $150,000 to modernize the neighborhood's water and sewer systems. She said that, plus limited improvements to the housing units themselves, could be financed through a bond sale by either housing agency or through a private loan package.

"THE STATE HOUSING agency has already indicated its willingness to sell bonds," Brock said. She added that the housing units are in basically fine shape.

"The Department of Labor has done an excellent job maintaining those units," she said.

The cost of extending police protection might need to be covered through some kind of in-lieu-of-taxes agreement between NOHA and the city government because the neighborhood would still be exempt from property taxes, Brock said.

Whatever the financing, it would likely mean an increase in rents for the neighborhood, Brock said. She could not estimate how big an increase, but she said it would be gradual.

Brock emphasized that federal law would prevent any current tenants of Emerald Heights from being evicted because of the transfer of the property. However, as rental units become available through normal vacancies, a few might be devoted to special social needs, she said.

For example, up to 10 units could be set aside for homeless families with children and five more for battered spouses, she said. These would be scattered throughout the neighborhood rather than clustered, she said.

Brock added that Clatsop County Mental Health and Coast Rehabilitation Services, a non-profit agency serving and mentally and developmentally handicapped, have also expressed interest in using some of the units.

PIERCE SAID HE had no new word from the Labor Department on the future of three other parcels near Emerald Heights that had been considered last fall for the federal excess list.

One parcel next to the neighborhood has been targeted for possible transfer to the U.S. Fish and Wildlife service for an eagle habitat, while property on Tongue Point itself may now remain in Labor Department hands. A third parcel adjacent to the city sewage ponds might be turned over to the state Department of Transportation for road easements.

Pierce said the sudden progress on the Emerald Heights question is an example of good teamwork by many agencies. "Assuming it all works out, it's an important step," he said.

JOB CORPS TO HOLD REUNION

Portland Observer

The tongue Point job Corps Center will sponsor an Alumni Student and Staff reunion July 7th and 8th in Astoria, Oregon. The reunion will commemorate the 25th anniversary of the Job Corps program and will be held in conjunction with the Center's annual Open House scheduled for July 7. Reunion activities include a no-host dinner at the Eagles Lodge in Astoria Friday beginnng at 6:00pm and a free barbeque on the Center from noon to 2:00pm Saturday. Reservations are necessary for the dinner by June 15. All graduates and former employees of Tongue Point Job Corps Center are invited to attend. Please contact the Director's Office at Tongue Point, Astoria, Oregon, or call 503-325-2131, for more information.

Well done

On behalf of the Columbia River Maritime Museum, I would like to thank all those who helped with our recent Maritime Observance 89.

The local schools once again gave the Maritime Observance their wholehearted support. Many thanks to Leonard Vernon, Mike Soderberg, Paul Jackson, Bob Johnson, Eldon Korpela, Ron Marsch, Lorraine Leahy, Judy Bigby, Ross Bailey, John Jensen and everyone else who made the Maritime Observance in the schools such a success.

The events at the museum were made possible by the generous help and support of many individuals. Edward K. Neubauer and Lloyd Bowler judged the ship model competition. Ross Adams walked security during the public exhibit of the models. Bill Barrett, Walt McMannis and Pat Moore made rope. Dave Engen gave a talk on celestial navigation. Harry and Mary Steinbock, George Muskovita and Eldon Korpela shared stories following "One Tiger to a Hill." John and David Lum, Al L'Amie, John Magowan and Elvin Wong related some of their cannery experiences following "Success Story' Bumble Bee Seafoods." Mel Hjorten spoke following the Bristol Bay video, which was graciously lent to us by Abby Ihander. Len Vernon showed his slide-tape show, "Wind, Water, Sand and Man." The Disney film, "Ten Who Dared," was made available through the generosity of Clatsop Community College.

The museum auxiliary annual luncheon was a resounding success this year. Frankye Thompson organized the luncheon, with help from Margie Thompson, Lila Collman, Laila Luthe, Ebba Brown, Alice Niemi, Lucille Easley, Paula Morrow, Irja Curtis, Mary Steinbock, Mary Kettlekamp, Colleen Shafer and Betty Farmer. Forty-five members of the Columbia River Maritime Museum Auxiliary brought salads, breads and cookies.

"Shipwreck victims" for the breeches buoy beach cart demonstrations were Kent White, Bosun Sweener of U.S.C.G. Cutter Resolute and Zell Ostermiller. Assisting with the beach cart demonstration were the crew members from the Tongue Point Seamanship Program.

Our hearty thanks to one and all. Well done!

HOBE KYTR
Education Coordinator
Columbia River Maritime Museum

DAILY ASTORIAN
6/13/89

Thanks to volunteers

On behalf of the citizens of the City of Astoria, I wish to thank all the volunteers that participated in the Astoria Cleanup Day on June 3. All of these people unselfishly donated their time and effort to make Astoria a more attractive city to live in and to visit. The volunteers were from the Tongue Point Job Corps Center, the Lions Club, the Kiwanis Club, the City Council, Astoria Senior Center, the Rotary Club, Jim Pyok of Dustbusters, Toby Collins of Clean Services and the Alderbrook Association whose members made a tremendous effort in cleaning up their neighborhood. A special group of students from Lewis and Clark area organized by Nicky Bertin also helped in our efforts. Special thanks to Van Dusen Beverages, Franz, Home and Danish Maid bakeries, Safeway and Peter Pan Markets for furnishing the snacks for the volunteers. To all of you that helped make Astoria a cleaner and more attractive town, I thank you.

MAYOR EDITH
HENNINGSGAARD

DAILY ASTORIAN
6/8/89

July 7 & 8, Friday & Saturday COLUMBIA PRESS 6/9/89
Tongue Point Job Corps Center Alumni Student and Staff Reunion, commemorating 25th anniversary of the job corps program, held in conjunction with Center's Annual Open House. No-host dinner at Eagles Lodge at 6 p.m. Friday and free barbeque at Center at noon Saturday. Dinner reservations are required and must be made by June 15. All graduates and former employees are invited to attend. Call 325-2131 for information.

FRIDAY, JUNE 9, 1989 DAILY ASTORIAN

AuCoin hoping to ensure transfer of neighborhood

Congressman Les AuCoin, D-1st District, announced Thursday that he would introduce legislation next week to give a federal agency explicit authority to transfer Astoria's Emerald Heights neighborhood to a local housing agency.

The legislation, which would allow the federal Labor Department to transfer the neighborhood to the Astoria-based Northwest Oregon Housing Authority, will be introduced Tuesday when the House of Representatives convenes.

Emerald Heights, a former U.S. Navy housing area, is a federal enclave of 300 low-cost rental units. About 1,200 people, or one-tenth of Astoria's population, live in the area.

The Labor Department, which owns both the neighborhood and the adjacent Tongue Point Job Corps Center, is interested in ridding itself of the burden of Emerald Heights. Department officials say serving as a landlord for a housing area is outside the agency's purposes.

AuCoin said he still hoped to resolve the future of Emerald Heights without direct congressional intervention. He pointed out, however, that "legislative action may be the only way to get around an unexpected obstacle that's delayed the transfer."

Earlier this week, Labor Department officials had intended to request final Justice Department approval for the transfer. But officials told AuCoin Thursday that the request was delayed when another congressman asked for a ruling on the Labor Department's legal authority from the Congressional Research Service. The service is a research arm of Congress.

AuCoin called his legislation a precaution against a breakdown in negotiations over the transfer.

"For months, I've been working with the community, the Labor Department and the Housing Authority," AuCoin said. "We've made real progress, and I don't want to risk a breakdown in the final stages."

He said his bill would eliminate any uncertainty about the Labor Department's authority to transfer the property without cost to the housing authority, which manages housing for low- and moderate-income people.

AuCoin said he would ask the House Appropriations Committee, of which he is a member, to consider the provisions of his bill for inclusion in the Fiscal Year 1990 Appropriations Bill.

Chris Pierce, aide to AuCoin, said he understood that the other congressman, whom he declined to identify, had submitted the request to the research office. The request emerged because of interest in the neighborhood's potential suitability to house the homeless.

"But Congressman AuCoin's objective is to make sure the entire 1,200 people of Emerald Heights don't become homeless," Pierce said.

Pierce said AuCoin was still hoping for an administrative transfer because it would be the easiest move. But legislative action will be sought just in case.

"He (AuCoin) is ready to resolve this thing one way or another," Pierce said.

DAILY ASTORIAN 6/21/89

Volunteer endeavors recognized

A worker at the Tongue Point Job Corps Center near Astoria is one of 27 General Electric Co. employees worldwide that the company is honoring for their community work.

Pattie Podmajersky, a contract administrative aide at the center, has received the company's Gerald L. Phillips Award. It has been given since 1970 in memory of a former General Electric board chairman, who was himself active in volunteer work.

Cassandra Pollard, manager of administration and support at the center, nominated Podmajersky because of her volunteer work through several organizations that deal with job training or substance abuse issues.

Each award winner gets $1,000 to be donated to a non-profit organization of the recipient's choice. Podmajersky has designated the Boys and Girls Aid Society of Oregon, through which she is a "shelter parent," providing care to teen-age boys who come from chemically dependent families.

Podmajersky and her husband, Paul, also are licensed foster parents through the state Children's Services Division. She is a member of Clatsop Community Action Team, and serves on the advisory board of Serenity by the Sea, a substance abuse treatment program in Seaside.

Podmajersky is an Astoria resident. She has lived in Clatsop County since 1983, except for a brief time in Roseburg two years ago.

The 27 recipients of the award were selected from among 200 employees nominated from within GE's international workforce of thousands. The Tongue Point center is operated by General Electric Government Services under a contract with the federal Department of Labor.

JUNE 14, 1989

Job Corps union vote chances lessen

By JOHN FORTMEYER
Of The Daily Astorian

It's looking less likely that any workers at Tongue Point Job Corps Center near Astoria will soon vote on whether to join a nationwide labor union

On the heels of a federal agency's refusal to conduct such an election, an official of a state agency said Friday he would also recommend the state government not get involved

A union organizer said the only option left to the Tongue Point workers — although unlikely at this point — is a strike for recognition. The workers are scheduled to discuss their situation this weekend

Bill Greer, hearings officer for the state Employment Relations Board, said his recommendation was based on a similiar case that was heard by the state board, but was later nullified in court

"From what we saw in (that) decision, it appeared the court would say the same thing in this one," Greer said. "Under that circumstance (the state agency) cannot hear the case."

Because of interest shown at the Job Corps center, the American Federation of State, County and Municipal Employees, which is affiliated with the AFL-CIO, in April petitioned the federal National Labor Relations Board for an election on making the union the bargaining agent for about 117 workers.

JOB CORPS IS a residential training program for disadvantaged youths. Tongue Point is one of the largest employers on the North Coast, with a staff of about 155. About 1,000 students are annually enrolled at the center, which General Electric Government Services operates under contract with the federal Department of Labor.

The federal board on April 24 determined that it had no jurisdiction in the Tongue Point case. It said the nature of the Labor Department contract meant effective contract bargaining could not take place with GE. The decision was based on a 1986 ruling by the federal board regarding a separate Labor Department program.

Mike Cannarella of Salem, an organizer for the union, angrily charged last month that the federal board would have proceeded with the election if GE's legal staff hadn't found a legal "loophole" and filed objections. He said GE showed a cavalier attitude toward the right of its employees to organize.

Ken Statmore, legal counsel at GE Government Services' head office in Cherry Hill, N.J., responded that the federal board's decision was simply consistent with federal labor law.

Rebuffed by the federal agency, the union turned to the state board, which has rules for people not covered under the federal board. Greer scheduled a hearing, to have been held Monday, to determine whether his agency and jurisdiction and could conduct an election.

BUT GREER CANCELED that hearing recently, explaining that a May 17 ruling by the Oregon Court of Appeals changed his mind. That ruling concerned "a Teamster's Union local in Salem that sought to organize mushroom workers employed by United Foods Inc.

Like the GE case, the United Foods case came before the state board after the federal agency decided it did not have jurisdiction. The state board agreed to hear the United Foods case, but its actions were then reversed by the state court.

Greer said Friday that he was informing AFSME that he would recommend dismissal of its petition, unless it convinces him otherwise by June 23. His recommendation will then go to the full state board, which would make a final decision within two weeks after that.

Cannarella said this morning that it would probably be futile to try to change Greer's position, because the state board must take into account the attitude of the appeals court.

The overall effect of the federal and state decisions is that the Tongue Point workers are in a "pre-1934" situation, Cannarella said. It was during that year that the federal Wagner Act established basic labor organizing law, he said.

"We're in pre-labor law," Cannarella said. "They (the Tongue Point workers) are like farmworkers. They are not covered. Basically these people don't have any rights."

Cannarella sent letters over the weekend to the Tongue Point workers, informing them of Greer's decision and of the strike option. He said he would meet with them Saturday in Astoria.

"BUT I DON'T think that (a strike) is what they are going to decide," Cannarella said. He said he had talked by telephone with some of the workers this week, and that they did not favor a walkout.

He pointed out that General Electric has bid for renewal of its Tongue Point contract. If for some reason it lost the contract, the company could be gone from the center as early as October. That possibility makes a strike all the more unlikely, he said.

"I want to see how many people come to the meeting and what they want to do," he said.

The whole situation is very frustrating, he said.

"I knew GE would fight us," he said. "The appeals court decision was like dice rolling their way."

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** DAILY ASTORIAN 6/23/89

A trophy honoring top performance among the six Job Corps centers operated nationwide by General Electric Government Services is almost getting to be a permanent fixture at the Tongue Point Job Corps Center near Astoria.

For the fourth year in a row, the center has won the "General Manager's Cup" presented by GE. Center manager JOHN CROSBY accepted the trophy at the annual awards banquet June 9 at company headquarters in Cherry Hill, N.J.

**

There were other honors presented in Cherry Hill. Tagging along with Crosby to the awards banquet were the center's employee of the year, security person JOHN LARSON, and manager of the year, career planning and placement manager JAN MOGENSON-JONES.

Also there from Astoria was JOANNE LEE, an accounting clerk for another GE Government Services operation, the Job Training and Placement Office in Astoria. She was named staff member of the year from among employees at the program's four offices in northwest Oregon.

But Larson will soon take another trip — a three-day Caribbean cruise with his wife, awarded to him June 9 as the company's national staff member of the year for all six centers. The award recognized his 20 years of work at Tongue Point, as well as his quick thinking when a student last year fell and was found unconscious and not breathing. Larson performed cardiopulmonary resuscitation and revived the student. Everyone at the center declared Larson a hero.

Hit-and-run wreck hurts cyclist

A student at the Tongue Point Job Corps Center suffered a broken leg and toe in a hit-and-run incident Wednesday near downtown Astoria.

Robert Ervin, 16, told Astoria police Wednesday evening that the accident occurred as he was riding his bicycle earlier in the day near Columbia Memorial Hospital.

Ervin said he had just turned south off Exchange Street onto 20th Street, next to the hospital, when a black, late-model Chevrolet Camaro with three men inside turned onto 20th from Marine Drive and headed toward him.

As the car approached it swerved at him, and he and his bicycle's back wheel struck the left rear part of the car. The impact caused Ervin and his bicycle, who were on a slight grade on the street, to go end-over-end several times.

Ervin picked himself and his bent bicycle up as the car sped away. Leaning on the bicycle, he hobbled across the street to the hospital.

He was treated for a broken left leg and broken toe. He then was released to the medical staff at the Tongue Point center. Astoria police have been unable to identify or locate the car.

DAILY ASTORIAN 6/15/89

Sex assault reported on old highway

A 21-year-old woman has reported that a man sexually assaulted her in his car in the east Astoria area Saturday evening.

The woman told a Clatsop County sheriff's deputy that she was leaving the Labor Temple Cafe at 934 Duane St., Astoria, when an older man approached her and offered to give her a ride, the deputy's report stated.

The woman said the man had approached her and other women previously and offered them money to do favors for him, the report stated. The woman said she agreed to get in his car on the condition he make no sexual advances toward her.

However, when the man drove east to old U.S. Highway 30 near the Crest Motel, he stopped his car along the old highway and sexually assaulted her between 8 p.m. and 8:30 p.m., the report stated. The deputy classified the assault as an attempted rape.

The woman, a Tongue Point Job Corps Center student, was examined by a physician at Columbia Memorial Hospital that evening.

The Sheriff's Department has referred the case to the Clatsop County district attorney's office for further investigation.

THE DAILY ASTORIAN • WEDNESDAY, JUNE 21, 1989

Tongue Point center union efforts to continue

By JOHN FORTMEYER
Of The Daily Astorian

Although their efforts to organize Tongue Point Job Corps Center workers have met one roadblock after another, a labor union and representatives of the employees agreed Saturday to keep trying.

"We're going to take it on. We're going to continue to work with it," said Mike Cannarella, organizer for the American Federation of State, County and Municipal Employees, AFSCME.

Cannarella met with some Tongue Point workers Saturday in Astoria to discuss their frustrated attempts to get a representation election scheduled among the center's workers. Both a federal agency and a state agency have declined to schedule an election.

Job Corps is a residential training program for disadvantaged youths. Tongue Point is one of the largest employers on the North Coast, with a staff of about 155. About 1,000 students are annually enrolled at the center, which General Electric Government Services operates under contract with the federal Department of Labor.

The federal National Labor Relations Board on April 24 determined that it had no jurisdiction in the Tongue Point case. It said the nature of the Labor Department contract meant effective contract bargaining could not take place with GE. The decision was based on a 1986 ruling by the federal board regarding a separate Labor Department program.

A hearings officer for the state board in May initially agreed to conduct a hearing on whether to hold an election but changed his mind after the Oregon Court of Appeals later that month overturned the state board's actions in a similar case.

The federal and state decisions effectively leave the Tongue Point workers without coverage under basic labor law, Cannarella said.

The union and workers agreed Saturday to send letters to, and lobby, Oregon congressmen, including Rep. Les AuCoin, D-1st District, and Rep. Ron Wyden, D-3rd District. The Tongue Point center is in AuCoin's district while an affiliated GE-operated Job Corps center is in Springdale, in Wyden's district.

"These people (the workers) have been denied an opportunity to organize," Cannarella said. "They are not covered by labor law. In the absence of that, what does the Department of Labor and what does Les AuCoin's office propose for protection?

I would like to investigate if there is the possibility to help those people," Lon Imel, AuCoin's liaison for labor matters, said Monday. "It's really a sad state. They should have the option to form a union or not to form a union. It's one of those cracks (in the legal system) that we will have to investigate and see what we can come up with."

Cannarella said the workers also want to "keep some pressure" on General Electric. He wasn't specific, but said informational picketing hasn't been ruled out.

THE DAILY ASTORIAN • MONDAY, JUNE 26, 1989

Mother's plea spurs maximum sentence

But sex offender may be free soon

By JOAN HERMAN
Of The Daily Astorian

A judge has sentenced a convicted child molester to serve the maximum term possible for his crime, after the victim's mother pleaded that the man be held accountable for what he had done.

However, because of severe crowding in Oregon's prison system, 59-year-old Glenn William Duncan likely will be paroled after serving only six to eight months of his 10-year prison sentence, Clatsop County District Attorney Steve Gertiula said.

Duncan's sentencing hearing, held recently in Clatsop County Circuit Court, stemmed from a report that he kidnapped and sexually abused an 8-year-old Astoria girl March 14, 1988, at his apartment at 21 Nimatz Drive in Emerald Heights, a federal enclave within the city limits.

The girl was being baby-sat with her cousins when Duncan, a neighbor, came to their apartment and invited the children up to his place, said the victim's mother, Leta Helmersen, who has a different surname than her daughter.

ON PREVIOUS OCCASIONS, Duncan had invited the girl's cousins to his apartment and offered them candy, so he was not a stranger to them, said Helmersen, a single mother who works full time. So her daughter went along.

Once at his apartment, Duncan molested the girl and held her against her will in a bathroom, Helmersen said. He threatened to harm the girl if she told anyone what had happened, she said.

The girl did tell, however, and in July 1988, Duncan pleaded guilty in U.S. District Court in Portland to a charge of abusive sexual contact. In exchange for his guilty plea, federal prosecutors agreed to dismiss the kidnapping charge. The case was transferred to Clatsop County Circuit Court for sentencing on a first-degree sexual abuse charge, a Class C felony.

Duncan's lawyer, Paul Petterson, and the federal prosecutor in the case already had agreed what Duncan's punishment should be for the crime: probation, on the condition he serve two months in jail.

"Two months' incarceration adequately addresses the situation," Petterson told Clatsop County Circuit Judge Thomas Edison during the hearing.

Helmersen vehemently disagreed and urged the judge to make an example of Duncan. She alleged that this was not the first time Duncan had sexually abused children, although he has no prior convictions for that.

HER DAUGHTER, WHO will enter the third grade in the fall, has been in fear since Duncan assaulted her and has had to see a counselor, Helmersen said. "When this first happened, she didn't want to leave our house. Her life stopped at our apartment."

When her schoolmates learned what had happened, they taunted her, saying "You were dumb to go to his house." Helmersen said.

Helmersen cited the case of the 7-year-old Tacoma, Wash., boy, who was raped and his penis cut off May 20. A 39-year-old man who had been confined in prisons and mental institutions five times since 1965 has been charged in connection with the crimes.

"It's because our system said, 'Well, we think he's better, let's let him out,'" Helmersen said. "How many times are we going to let this happen? How many times are we going to put them in, take them out ... ? I just don't feel it's right anymore, and I'm not going to back down."

Edison responded that he agreed with everything Helmersen said but asked her what he should do, considering that a lengthy prison sentence would be only cosmetically appealing. In reality, Duncan would serve little time behind bars.

"Look at our children," Helmersen responded. "They're the ones that are sitting in prison for the rest of their lives.

"I WANT MY daughter to know that what happened to her was not (her fault)," she said, and that "she doesn't have to be afraid to go to school because she stood up for what was right. But if we let him go, who's wrong and who's right?"

Duncan also had an opportunity to make a statement. "I'm sorry about all that's happened," he said. "I feel sorry for the family."

However, Duncan said, Helmersen's accusations that he has molested other children are unfounded. "Nothing like that ever happened. She made it sound really a lot worse than it is."

"We will never, I don't think, know exactly what happened in the apartment that day," Duncan's lawyer said. "We know that every time the investigators talk to the child the story changes."

"I reject the proposition that they talked this little girl into coming up with this story," Edison responded. "I reject the proposition that you're just a neighborhood good old boy who was just being affectionate ..."

In the end, Edison agreed with Helmersen that a warning should be sent to the community — a warning that sexual offender will be punished. So the judge imposed a five-year prison term for the sexual abuse charge — the maximum sentence for the crime. "I'll let the Parole Board deal with you," he said.

EDISON IMPOSED AN additional five-year term because Duncan had violated his probation, for a conviction of felony driving with a suspended license. Duncan did that by drinking alcohol even though he was prohibited from doing so, his probation officer Sharon Leigh, testified.

Helmersen was overjoyed with Edison's decision to give Duncan the maximum term. "I feel they started something today," she said. "We are starting to get something done for these cases."

But Gertiula said he wished a 10-year sentence really meant 10 years in prison. Because of severe crowding in the state prison system, it does not. In reality, the district attorney said, Duncan probably will be paroled in six to eight months.

'Your eyes are closed until it happens to your family'

Leta Helmersen never planned to become a crime victims' rights advocate.

But then, she never planned on her daughter's becoming, at the age of 8, a crime victim — in this case, of sexual abuse.

"You don't know what it is like, being a parent and that happens to your child," said Helmersen, who works full-time as a checker at Hauke's Sentry Market in Astoria to support her son and daughter. "Your eyes are closed to it until it happens to your family."

Glenn William Duncan, 59, was sentenced last week to two consecutive five-year prison terms, after he pleaded guilty to sexually abusing Helmersen's daughter at his apartment in Astoria's Emerald Heights community on March 14, 1988. The girl has a different surname than Helmersen.

In reality, Duncan probably will be paroled within six to eight months because of severe crowding in the state prison system, Clatsop County District Attorney Steve Gertiula said.

Helmersen has vowed to do whatever she can to see that Duncan serves as much of the prison term as possible. She has said she will go to the Parole Board hearing on Duncan's case, and she requested that anyone who also feels strongly about the issue write the Parole Board and urge them not to release Duncan within a matter of months.

"They serve six months and their lives go on, but that child still has that memory," Helmersen said.

The Oregon Parole Board's address is 2575 Center St. N.E., Salem, 97310.

Helmersen now believes her 6-year-old son may be the victim of sexual abuse, as well, at the hands of older boys living in the Emerald Heights community.

Helmersen wants to hear from other parents whose children have reported being sexually abused and see if, together, they can't be more effective about dealing with the problem.

"If I have to be the one to start it, I will," she said. "If it means me taking these steps to help my children, maybe it will help other children."

Parents may contact Helmersen by writing her in care of the Clatsop County Women's Crisis Service, 1250 Duane St., Astoria, 97103.

DAILY ASTORIAN 6/30/89

Police investigate sex assaults

Astoria police are investigating three reports of sexual assaults against young children involving a 13-year-old suspect in the city's Emerald Heights community.

Police have received reports that a girl was raped, another girl was sexually abused and a boy was sodomized, said Capt. Alan Oja of the Astoria Police Department. All of the victims are under 9 years old, he said.

The suspect in the three cases is a 13-year-old boy, who has not yet been charged in connection with any of the reported crimes, Oja said. As of this morning, he had not been detained, either, but the Clatsop County Juvenile Department may decide today whether he will remain with his parents or be placed in a foster home, he said.

The victims and the suspect live within the federally owned Emerald Heights community in east Astoria. The crimes allegedly occurred in a wooded area bordering Emerald Heights within the past three months, police said.

The Astoria Police Department has received "a number of calls" from parents in the past month regarding the alleged sexual assaults by a juvenile against younger children, Oja said.

However, until early this week the city Police Department did not have authority to investigate the reports at the federal enclave, Oja said. The terms of a contract between the Astoria city government and General Electric Government Services state that Astoria police will respond only to incidents in progress that threaten persons or property, Oja said. The Federal Bureau of Investigation is to investigate all other crimes.

GE Government Services manages Emerald Heights through a contract with the federal Department of Labor.

The U.S. attorney's office notified the Astoria Police Department several days ago that the FBI was not going to be able to respond to sexual assault reports, after all, so Astoria police will, Oja said.

"Even though this is outside the scope of our contract, we're going to respond," he said.

Astoria police are continuing to investigate the three sexual assault cases, Oja said.

DAILY ASTORIAN 7/3/89

AuCoin, senators lobbying Dole about Heights

By JOHN FORTMEYER
Of The Daily Astorian

Still hoping that a transfer of Astoria's Emerald Heights neighborhood can take place outside the halls of Congress, three leaders of the Oregon delegation are now lobbying a member of President Bush's Cabinet.

U.S. Rep. Les AuCoin, D-1st District, and U.S. Sens. Mark Hatfield and Bob Packwood, Oregon Republicans, on Thursday sent a joint letter to Labor Secretary Elizabeth Dole. The letter called for an administrative transfer of the property, which is owned by the Labor Department, to either the Oregon Housing Agency or the Northwest Oregon Housing Authority.

"We are convinced that an administrative transfer of this property would be the quickest, simplest and least costly method of transfer, and support your efforts to this end," the three members of Congress wrote to Dole.

The three had sent a similar letter June 1 to Stanley Burger, chief of the Labor Department's Division of Administrative Services in Washington, D.C.

During a visit to Astoria Friday, Packwood said the letter to Dole was sent "to jog efforts" to get the neighborhood out of Labor Department hands.

"They (department officials) certainly don't want to keep it," he said.

EMERALD HEIGHTS. A former U.S. Navy housing area, is a federal enclave of 300 low-cost rental units. About 1,200 people, or one-tenth of Astoria's population, live in the area.

The Labor Department, which also owns the adjacent Tongue Point Job Corps Center, wants to rid itself of the burden of Emerald Heights. Department officials say serving as a landlord for a housing area is outside the agency's purposes.

Jim Stockton, deputy chief of administrative services for the Labor Department, said June 6 that the agency would likely turn the neighborhood over for free to either the state agency or the Astoria-based Northwest Oregon Housing Authority.

Either way, the property would ultimately wind up in the hands of the Astoria agency, said executive director Lorene Brock. She said the state agency is willing to simply be a middle step in transfer of the property.

Brock said her agency would like to continue Emerald Heights as low-cost housing, and that no current tenants would be evicted in transfer of the property. But she said rental rates would increase some and that some units might be devoted to special social needs, such as battered spouses or homeless families with children.

See Emerald Heights, Page 4

Emerald Heights

Continued from Page 1

Before the transfer can take place, a go-ahead is needed from the federal Department of Justice, which must determine whether the Labor Department has authority under federal law to make the transfer.

That go-ahead cannot be given, however, until a Labor Department solicitor forms his own opinion. That depends in part on information to be supplied by the Congressional Research Service, a research arm of Congress, which is looking into the matter at the request of U.S. Rep. Ron Wyden, D-3rd Dist.

Peter Newbould, administrative assistant for Wyden, said Friday that Wyden was asked to look into the matter by the Oregon State Community Services Program. That agency advises the director of the state Department of Human Resources on problems related to low-income people, and was interested in Emerald Heights' continued availability as housing, Newbould said.

"They were aware of work we have done in the past on some issues of low-income housing," he said.

Newbould added that the Labor Department has also asked Wyden's assistance in securing the findings of the Congressional Research Service.

Newbould said both Wyden and AuCoin were working toward the same end — a smooth transfer of Emerald Heights while assuring continued housing there.

"I think everyone's moving on the same team here," Newbould said.

However, out of fear of a breakdown in negotiations over the transfer, AuCoin on June 10 introduced legislation to give the Labor Department explicit authority to transfer the property. AuCoin, who is a member of the House Appropriations Committee, said he would ask that provisions of his bill be included in the Fiscal Year 1990 Appropriations Bill.

Chris Pierce, an aide to AuCoin, has emphasized that AuCoin still hoped for an administrative transfer because it would be easiest, but that the legislative action was sought just in case.

Tongue Point center set to celebrate anniversary

By JOHN FORTMEYER
Of The Daily Astorian

The Tongue Point Job Corps Center near Astoria is gearing up for this week's 25th anniversary celebration of the national Job Corps program.

Herschel Lamb, center deputy director, said people are coming from throughout the Western United States to attend the alumni, student and staff reunion at the center Friday and Saturday.

Reunion activities will include a no-host dinner at the Astoria Eagles Lodge at 6 p.m. Friday and a free barbecue on the center grounds from noon to 2 p.m. on Saturday.

Lamb said about 120 people have made reservations so far for the dinner, and more are expected. Several former center directors will attend, including Ed Lademan, who now lives in Utah; Ray McDonald of Washington; Dorothy Burns of California; and George Moore of Kentucky.

Although not part of the anniversary celebration, a brief visit to the center will be made at 11 a.m. Wednesday by Oregon Sen. Mark Hatfield.

The celebration will be followed on July 10-14 by a regional student government workshop involving 65 students from 20 Job Corps centers throughout the Western U.S. Featured speakers during that event will be Eric Allenbaugh, a leadership consultant from Portland; Michael Harper, a former member of the Portland Trail Blazers; and Larry Harding of Portland, speaking on the problem of gangs.

"It's going to be a busy week," Lamb said.

Job Corps is a residential and vocational training program for disadvantaged youths between 16 and 24 years old. It is administered by the federal Department of Labor.

Job Corps is the only surviving program of the Great Society training programs founded by President Lyndon Johnson in the 1960s. The Tongue Point celebration also marks the beginnings of that center's 25th year.

Because the center has enrolled an estimated 30,000 youths since its founding, and because of its economic and cultural importance to the North Coast, Astoria Mayor Edith Henningsgaard has proclaimed today through next Monday as "Job Corps Week" locally.

DAILY ASTORIAN 7/3/89

Hatfield: Issues close to home

By JOHN FORTMEYER
Of The Daily Astorian

He same kinds of problems that make peace elusive in the world are happening literally in our own back yards, Oregon Sen. Mark Hatfield warned during a North Coast visit Wednesday.

Saying he could talk at length about the "failure of U.S. foreign policy to attack the root causes of war" overseas, Hatfield, a four-term Republican, instead shifted attention to the United States' own problems.

While poverty and repression create new instability and the threat of war in such nations as El Salvador and the Philippines, the problems of the United States are every bit as serious, Hatfield said during a brief noon-hour speech at Astoria's Peace Lutheran Church. Among those problems, he said, are a high divorce rate, an increasing infant mortality rate, child abuse, teen suicides, runaway youths and increasing teen pregnancies.

BUILDING UPON A quote from famed nuclear physicist Robert Oppenheimer, Hatfield said peace is the only real defense against the weapons of war.

Though many Americans think the world is entering a new era of peace, it is not, Hatfield said.

"By pretending otherwise, we consign a good many innocent people to lives filled with pain," he said.

Peace must start here, Hatfield said.

"Ultimately, criticizing U.S. foreign policy will not serve the cause of peace, unless we can create a constituency to support that cause here at home," he said.

But Hatfield, citing his Christian beliefs, questioned whether America's military might offered a secure foundation.

"As Christians we know the path to peace. We know the power of forgiveness and love . . . But our policies are incapable of seeing the human faces of suffering," he said. "And our strength is built on the volatile sands of violence."

Hatfield's speech was part of a series of events at Peace Lutheran designed to relate the Christian faith to matters of social concern, said the Rev. William Arbaugh, pastor.

HATFIELD, WHO BEGAN his day at St. Helens, arrived on the North Coast at mid-morning. His first stop was the Tongue Point Job Corps Center, where he presented an American flag to be flown aboard the center's maritime training ship, the Betsy Ross. Hatfield helped the center acquire the 176-foot surplus cargo vessel last year from the federal General Services Administration.

Hatfield received a tour of the ship from maritime instructor Jack Newbold and was pleased to see it being put to good use.

"This is terrific," he said. "What a great opportunity for young people, in terms of finding a market for their skills."

Hatfield then moved on to the church, followed by afternoon receptions at the Gilbert House in Seaside and Osburn's Ice Creamery in Cannon Beach before heading south to Tillamook.

During a question and answer session in Seaside, Hatfield predicted that some form of child care legislation would pass during the next session of Congress. He said congressional leaders in both parties seek such legislation, although from different perspectives.

While Democrats want a wide-based, government-sponsored program, the Republicans are more inclined to approve tax incentives to encourage development of private child-care efforts.

A compromise will likely be worked out, he said.

The Daily Astorian—KENT KERR

Among his stops Wednesday, Sen. Mark Hatfield took a morning tour of the Tongue Point Job Corps ship Betsy Ross, which he helped obtain for the center.

THE SPIRIT OF compromise will also be needed in resolving the Northwest's current timber supply controversy, Hatfield said. He expressed optimism that negotiations would ultimately satisfy environmental groups and the thousands of people whose livelihoods depends either directly or indirectly on timber.

"We have enough forests, my friends, for everybody's use," Hatfield said.

As he enjoyed a dish of ice cream outdoors under the July sun in Seaside, Hatfield said it was a typical day for the North Coast.

"There's not only the beauty, but the hospitality and friendliness of the people," he said.

DAILY ASTORIAN 7-1-89

Work begins on 'east portal'

Work was scheduled to begin today on a tiny park to welcome U.S. Highway 30 motorists to Astoria.

When finished — probably in October — the triangular park at Leif Erikson Drive and 33rd Street will feature a 14-foot decorative portal that once welcomed visitors along the highway's previous route. The parcel for the East End Portal Park was donated by Eric and Lenore Hauke.

I think we'll get about $50,000 worth of park for between $15,000 and $18,000," city Councilor Bob Ellsberg said.

When construction bids came in much higher than anticipated, Ellsberg and city officials turned to soliciting donations of material and labor to build the park. The council had set aside $25,000 for the project, but bids ranged from $52,413 to $58,520.

Ellsberg added that local contractors suggested the city seek contributions to pare costs. One of the two companies that submitted bids is now donating its services. Jim Wilkins Co. of Astoria and city crews began cleaning and preparing the site for construction today.

Tongue Point Job Corps students will do the landscaping and much of the other labor.

Others contributing their services or discounting their prices for the project are D&D Concrete Service, Wadsworth Electric Inc., Bayshore Cement Co., Woody-Did-It Signs and Bergerson Enterprises. The Astoria Rotary Club donated $315 for the lighting equipment.

The portal, which now stands along 54th Street on Tongue Point, is one of two erected to greet motorists before the highway was rerouted. The other portal was moved in spring 1984 to the city's west entrance.

Besides the renovated portal, the East End Portal Park will include a lighted "welcome to Astoria" sign, an irrigation system, a stairway at the apex at 33rd and Franklin streets and sidewalks around the park.

DAILY ASTORIAN 7/13/89

Abuse investigation continues

Astoria police are continuing to investigate reports that a 13-year-old boy has molested three younger children in the Emerald Heights area, but the youth has not been removed from his home.

As of Friday, the police did not have enough information to warrant detaining the youth, who has been questioned about allegations that he raped a girl, sexually abused another girl and sodomized a boy, said Capt. Alan Oja of the Astoria Police Department. All of the victims were younger than 9 years old.

The alleged crimes occurred in a wooded area bordering the federally owned community in east Astoria within the past three months.

Emerald Heights resident Esther Soriano phoned The Daily Astorian last Thursday, wondering why the boy was still allowed to remain in the neighborhood in light of the allegations. Soriano said her 8-year-old daughter had reported that the youth molested her.

"I'm crying every night because my daughter is 8 years old, and why is this 13-year-old boy still running around?" Soriano said, adding that she no longer allows her daughter to play in a neighborhood park because of concerns about her safety. "I feel that's not fair for my daughter."

Oja said a detective had been investigating the allegations, but at this point the police do not have enough evidence to charge the youth with the crimes or detain him.

"Even if he had been detained, he likely would have been released back to his parents," said Oja, adding that the youth's parents had cooperated with police. The case is "not by any means forgotten or put on hold," he added.

Until late June, the Astoria Police Department did not have the authority to investigate crimes in the federal enclave unless they were in progress and threatening persons or property. The Federal Bureau of Investigation was to investigate all other reports, including sexual assault cases.

But less than two weeks ago, federal authorities notified the Astoria Police Department that the FBI would not investigate sexual abuse cases, so Astoria police agreed to do so, Oja said.

Student of the Month for July is . . .

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DAILY ASTORIAN

Reunion spotlights Job Corps successes

By JOHN C. NORDQUIST
Correspondent, The Oregonian

ASTORIA — When Anna Black stepped off the bus at the Tongue Point Job Corps center near Astoria one day in 1970, she didn't have much of anything, not even hope.

She was a 19-year-old high school dropout from Beaufort, S.C. She was poor and unskilled. She didn't even dream of going to college. She thought she would wind up back in South Carolina, married, with kids, and probably living on welfare.

But Tongue Point was a turning point for Black.

After completing a two-year vocational program in business at the center, Black went on to the University of Oregon where she received a bachelor's degree in community service and public affairs and a master's degree in social work.

Today, Black, 38, works with pregnant women and newborn infants as a social worker at Bess Kaiser Hospital in Portland. She is on the faculty at Portland State University and recently opened a small private practice in clinical social work.

Except to visit, she never went back to Beaufort.

"I would never have accomplished what I have without Job Corps. People saw potential in me that I didn't know I had and helped me develop that potential. It was the turning point in my life."

STEVENS

FOESTE

Black was one of about 35 Tongue Point Job Corps alumni who returned to the school Saturday for a student, staff and alumni reunion held in conjunction with this year's 25th anniversary of the national Job Corps program and the beginning of the Tongue Point center's 25th year.

Many of the 500 students currently enrolled at Tongue Point and more than 100 former staff members attended the event. But it was the handful of former students who provided a glimpse into what Job Corps has done for underprivileged youth since it began in 1964 as part of President Lyndon B. Johnson's War on Poverty.

For each of them, Job Corps was a bridge to success.

Sallie Stevens came to Tongue Point in 1972.

Both her parents were dead. She was the oldest of eight children. "We lived on welfare and the fields," she said. "My desperate plea was, 'I want to do something.'"

Stevens was 17 and had spent her life in a small community near Savannah, Ga.

At Tongue Point her roommates were an Eskimo, a Dominican, and a Hawaiian. "The people experience was the most important. I learned to deal with conflict and respect where other people are coming from. The lessons have come into play again and again in my life," she said.

Stevens spent one year at Tongue Point. She completed a vocational program in business and took classes at nearby Clatsop Community College through the Job Corps' Advanced Career Training Program. She graduated with honors and went on to the University of Portland where she received a bachelor of art degree in business administration in 1984.

Today, Stevens, 34, is a program analyst for the U.S. Forest Service in Portland.

Marcela Foeste came to Tongue Point in 1972 from Brownsville, Texas. She was 15. Her only skill was migrant labor. She spoke no English.

Foeste's maiden name was Vasquez. Her family emigrated from Mexico to the United States in 1969. One of nine children, she worked picking onions, sugar beets, grapes, and peaches. When she could, she attended schools for migrant workers. The education didn't amount to much.

"I decided that somehow I was going to get the education I needed to progress in this country. The Job Corps opened many doors," Foeste said.

She spent 22 months at Tongue Point, finished a vocational program in business, studied art, and learned English.

Today Foeste, 35, is a floral design artist for Erickson's Florist Co. in Astoria.

One of the greatest things that happened to this country is that we started caring about these young people," said Ed Lademan, program director at Tongue Point from 1978 to 1981.

"They've got a lot to offer but nobody paid any attention to how to get it out of them. We've shown that if you care and take the time these kids can succeed."

DAILY ASTORIAN 7/11/89

Wyden blamed for delay on Heights

By JOHN FORTMEYER
Of The Daily Astorian

Astoria's Emerald Heights neighborhood may suddenly have moved more closely to private ownership, and upset spokesmen for one Oregon congressman say it's because another congressman inappropriately got involved.

The federal Department of Labor must get fair market value for the neighborhood, states a report just issued by the Congressional Research Service, a research arm of Congress.

Should the department's solicitor agree, the department could cancel its plans to transfer the property administratively at no cost to the Astoria-based Northwest Oregon Housing Authority. That could leave formal approval by Congress — by no means certain — as the only way to keep alive the transfer. Any people involved in the negotiations.

Aides to U.S. Rep. Les AuCoin, D-1st District, who has worked for months to get the neighborhood in the Astoria agency's hands, are upset by the turn of events. They say the report wouldn't have been done if not for a request from U.S. Rep. Ron Wyden, D-3rd District.

"What he has requested has caused a real delay (in administrative transfer) and, at worst, may have muddled the whole process," Chris Pierce, an aide to AuCoin, said Monday. "We're troubled, confused and discouraged."

"This was not helpful," agreed AuCoin's press secretary, Rachel Gerlin. "This was the kind of situation that really called out for greater coordination. I think this would have behooved (Wyden) to touch base with the congressman who represents (Emerald Heights)."

A state government official says Wyden only got involved at his request, and a Wyden spokesman says the report would been done eventually anyway.

Emerald Heights, a former U.S. Navy housing area, is a federal enclave of 300 low-cost rental units. About 1,200 people, or one-tenth of Astoria's population, live there.

The Labor Department, which also owns the adjacent Tongue Point Job Corps Center, wants to rid itself of the burden of Emerald Heights. Department officials say serving as landlord for a housing area is outside the agency's purposes. They have also had trouble ensuring adequate police protection in the neighborhood; current limited protection through a federal-city agreement will expire at the end of this year, says Astoria police Chief Ron Louie.

As a result of extensive negotiations, Labor Department officials last month indicated the no-cost transfer to the housing authority would soon occur. Executive Director Lorene Brock said the Astoria agency wanted to continue Emerald Heights as low-cost housing and that no current tenants would be evicted. But she said rental rates would increase some and that some units might be devoted to special social needs, such as battered spouses or homeless families with children.

To encourage speedy action, AuCoin and U.S. Sens. Mark Hatfield and Bob Packwood on June 29 sent a joint letter to Labor Secretary Elizabeth Dole, requesting an administrative transfer of the property.

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Heights

Continued from Page 1

Wyden requested the report because of a general request that Dan Van Otten, program executive for the Oregon State Community Services Program, made to the entire Oregon congressional delegation, Van Otten said Monday. The state agency advises the director of the state Department of Human Resources on problems related to low-income people.

Asked by what he said was poor work by a federal agency, Van Otten had asked the congressmen to help identify surplus federal properties — not just Emerald Heights — that could be used to house the homeless, he said.

Van Otten said he remains should have directly contacted AuCoin about Emerald Heights. I feel bad that we hadn't [illegible] followup with Les' office on the Emerald Heights property," he said.

Pierce said the state agency's involvement in the matter was questionable.

"That state agency is dealing with homeless issues and low-income housing, and that's fine, but that isn't what Emerald Heights is all about," Pierce said. "It's about keeping a sizable chunk of rental stock there in Clatsop County."

Peter Newbould, administrative assistant for Wyden, said Wyden got involved not only at the request of Van Otten, but also the Labor Department itself. Newbould said the report should actually help the department determine its steps according to federal law.

"I don't know that there was any guarantee of success (for the Labor Department) without this information," he said. "Whatever problems have been identified . . . it's better to have known earlier in the process, rather than later."

Should approval by Congress be needed to transfer Emerald Heights to the Astoria agency, Wyden would still be interested in helping push for that, Newbould said.

Since the report was issued, Labor Department officials have indicated they probably won't give away the neighborhood, Pierce said. He said they had always been politically sensitive about a no-cost transfer and that the report now gives them an excuse.

Labor Department spokesmen in Washington, D.C., could not be reached for comment.

Brock said Monday there was no way her agency could ever pay fair market value, which she estimates at $4.55 million. "We don't have it to pay," she said, and even if the agency did, "it would take (Emerald Heights) out of the affordable rental market."

Only a private investment firm could pay such a price. If one did so, it would probably boost rental rates high to get a fair return, or would tear out the units and build anew, she said.

We could have 150 to 200 Astoria families looking for housing," Brock said. She said she was disappointed that the report could ultimately leave an inadequate supply of affordable housing in the

DAILY ASTORIAN 7/13/89

Happy birthday, Job Corps

It is the 25th anniversary of the creation of the Job Corps. That is an occasion well worth noting. The Job Corps was born during the era of social change in the 1960s. It was part of a program called the Great Society, President Lyndon Johnson's agenda of social programs. While other programs from that agenda have fallen by the wayside, the Job Corps has endured.

It is easy for us in Clatsop County to take the Job Corps for granted. But we should not. The Job Corps is a good neighbor and it is a major employer. Furthermore, by training young persons in useful and marketable job skills, our Job Corps center does work that is important to America.

It is always a pleasure to send kudos toward the good people at the Job Corps. On the occasion of its 25th anniversary congratulations are especially in order. Happy birthday, Job Corps.

Job Corps told to resist gang pressures

DAILY ASTORIAN 7/17/89

By JOHN FORTMEYER
Of The Daily Astorian

The Job Corps program can resist the gang-related problems that plague big cities, a Portland youth worker told dozens of Job Corps student leaders near Astoria Thursday.

"You don't have to put up with it — you can control it," said Larry Harding of the Multnomah County Juvenile Justice Division. "Don't be democratic about it. Say, 'Change — or get out.' "

Harding, who Friday marked his 20th year with the Portland agency, was one of the featured speakers in a five-day student government workshop at the Tongue Point Job Corps Center east of Astoria. The workshop, which involved 90 students from 19 Job Corps centers throughout the western United States, including Hawaii and Alaska, concluded Friday.

Job Corps is a residential and vocational training program for disadvantaged youths 16 to 24 years old. It is administered by the federal Department of Labor.

Larry Harding

Harding said the Job Corps student leaders were a marked contrast from the troubled youths he sees in Portland. In response to his questioning, about 10 of the Job Corps students indicated that they once were gang members themselves.

"THIS IS ONE of the most impressive groups I've ever seen — to see young ladies and gentlemen who have taken control of their lives," he said.

He said the gang problem in Portland started 2½ years ago and is a big frustration for that city. About four dozen gang-related shootings have occurred this year alone in Portland, the latest when a 15-year-old boy was shot Wednesday, allegedly by members of the Crips gang.

He defined gangs as exclusive groups, with titles, that claim a neighborhood or other territory and regularly engage in criminal or antisocial behavior. But he said some gangs could be better described as an "organized crime element."

Gangs, he said, have their own dress style, language, hand signals and other distinguishing features. Gangs typically draw in youths who do poorly in school, think poorly of themselves, lack hobbies and have frequent negative contact with school officials and police.

What makes gangs most attractive is that they provide security, a sense of belonging and a set of values — although improper — to young people who might not have a strong home life, Harding said.

"THE MAIN ISSUE is that gangs replace the emotions and direction that kids get at home," he said. "That's why it's so tough to break. It's like asking someone to give up their family."

But the "gang-hold" can be broken, because each gang will only be as strong as the community allows, Harding said.

"Each Job Corps center is a community, wouldn't you agree?" he asked the students, who nodded in response.

He said Job Corps should make gangs look less intriguing by insisting that anything even remotely having to do with gangs won't be tolerated. Also, he said the corps should do what it does best — enhance opportunities for student success.

"I don't know any organization that focuses on that like Job Corps does," he said.

Harding's talk was preceded by a vigorous and frank discussion with Northwest regional Job Corps Director Jack Krois of Seattle. The students offered a wide range of suggestions for improving the program and for making the Labor Department more responsive to students' needs.

"I think it's a dynamite workshop," Krois said afterward. "I would hope these kids would go back and try to make some changes at their centers."

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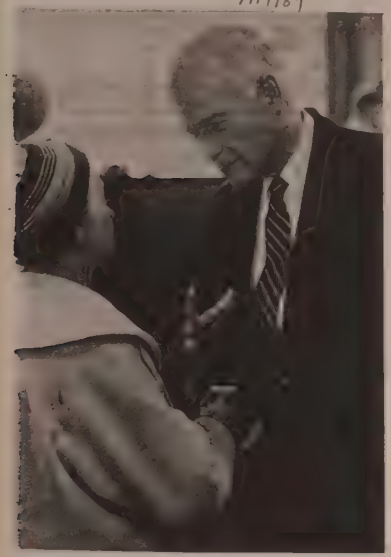

Photo by Julia Nevan

Hatfield visits Astoria

Oregon Senator Mark Hatfield listens as a woman comments on his address to an audience of about 80 people at Peace Lutheran Church on Wednesday, July 5.

Hatfield, invited to speak on a topic of social concern by Peace Lutheran as part of the church's mission to the community, identified as a widely held American misconception the idea that we are living in an era of peace, which he said contributes to both a foreign policy that increases human suffering and to domestic problems that include the highest infant mortality rate in the industrialized world, child abuse, teen suicide, a high divorce rate, and drug abuse.

Hatfield, a four-term Republican, said about U.S. foreign policy: "As Christians we know the path to peace." He said that Christ's strength was in weakness, while "our strength is built on the volatile sands of violence."

Hatfield spent the day on the North Coast, visiting the Tongue Point Job Corps Center and sites in Seaside and Cannon Beach before leaving for Tillamook in the afternoon.

Job Corps center to admit some with AIDS virus

By JOHN FORTMEYER
Of The Daily Astorian

Starting Aug. 1, Tongue Point Job Corps Center near Astoria and the 106 other corps centers nationwide will enroll some students who are found to carry the AIDS virus.

Which of those individuals will be admitted will be determined through a comprehensive screening process, Peter Rell, national director of the Job Corps program, told The Daily Astorian this morning.

He added that such students will be admitted based on their maturity level, their past and potential behavior patterns and their specific medical needs.

Any such admitted students will be asked to sign a plan of "responsible behavior" while in the program and will be assessed on a regular basis, Rell said.

The students will be assessed by a team including the center physician, nurse, counselors and the contracted local mental health consultant.

Testing of all enrollees for the AIDS virus will continue, Rell said.

AIDS, or acquired immune deficiency syndrome, is a fatal disease. It is most often transmitted through sexual contact, in that country mostly between homosexual males. Other means of transmission include transfusions of blood or blood products, and the sharing of contaminated syringes or hypodermic needles.

JOB CORPS IS a residential and vocational training program for disadvantaged youths, administered by the U.S. Department of Labor. It currently has 40,500 enrollees nationwide.

Tongue Point, which employs about 155 people and enrolls about 1,000 youths annually, is one of 107 Job Corps centers nationwide.

The new policy on AIDS is a departure from procedures carried out within Job Corps the past two years.

Currently students who are found to have the AIDS virus are terminated from the program and are referred to other job training programs in their home communities and to medical and counseling programs.

In March 1987 the program nationally began mandatory AIDS screening as part of the routine entrance physical examinations for enrollees. It apparently marked the first time the federal government had screened for AIDS among people who were not its employees, part of the military or in jail.

Labor Department officials in 1987 said they were concerned that Job Corps centers might become breeding grounds for AIDS, because some participants had been intravenous drug users and some had had homosexual contacts.

Word on the policy change was revealed Thursday during a weeklong workshop at Tongue Point for Job Corps student government leaders from 19 centers in the western United States.

THE STUDENT LEADERS asked Jack Kroos of Seattle, the Northwest regional director for Job Corps, about the rumored policy change. Kroos confirmed that the decision had been made, but he declined to give more details to the group or during an interview later.

"(Job Corps leadership) felt we could not exclude people from the program because of this affliction," Kroos told the students. He added that he agreed with the change in policy.

When it began, there was no opposition to the AIDS screening expressed by new enrollees, said Job Corps officials. But Tongue Point center director John Crosby said the program nationally expected a legal challenge from civil liberties groups, which considered such tests discriminatory.

Shortly after the testing started in 1987 one enrollee at Tongue Point was found to carry the virus and was removed from the center. Crosby declined to say whether that person was transferred to another center or removed from the program entirely for medical reasons.

Rell said that since March 1987, 491 enrollees out of 140,000 tested nationally — or about .003 percent — had been found to carry the AIDS virus.

Rell said two lawsuits had been filed against the program on behalf of individual students in Ohio and Massachusetts who had tested positive for the virus. Those lawsuits challenged both the tests and the medical exclusions, he said.

Rell said the issues raised in the lawsuits were addressed as the current policy was reviewed, "but it didn't drive the decision (to change). We were involved in reviewing alternatives to the policy in any case. We do that with all policies.

DAILY ASTORIAN 7/17/89

DAILY ASTORIAN 7/24/89

Two men charged after string of crimes

By JOAN HERMAN
Of The Daily Astorian

Police arrested two Astoria men in connection with a series of crimes that ended with a citizen holding one of the men at gunpoint before police arrived.

Arrested and lodged at the Clatsop County Jail were Daniel B. Schaefer, 20, and Kevin D. Dunbar, 23, both students at the Tongue Point Job Corps center, according to Astoria Police Department reports and an officer.

POLICE CHARGED SCHAEFER with second-degree attempted burglary and unauthorized use of a motor vehicle. Police charged Dunbar with unauthorized use of a motor vehicle, failing to perform the duties of a driver in a collision, reckless driving and attempting to elude police, the reports stated.

The men were arrested after a series of reported crimes, beginning with the theft of a car and ending with a citizen holding one of the men at gunpoint, the reports stated.

Thursday evening, a 1979 Oldsmobile Cutlass, with its keys hidden beneath a floor mat, was stolen from the area of 10th and Astor streets, the reports stated.

Later that evening, a police officer saw the car on West Marine Drive and attempted to pull it over because it was being driven erratically, an officer said. The car began to stop but then accelerated rapidly in an attempt to elude the patrol car, the officer said.

THE OLDSMOBILE EVENTUALLY turned off West Marine Drive and shortly thereafter hit three cars parked in the area of Alameda and Lincoln avenues, the reports stated. The Oldsmobile's two occupants ran from the car when it reached a dead-end section of Alameda, the officer said.

At 11:26 p.m. Thursday, police received a report that a man with a baseball bat was trying to break into the La Playa Restaurant at 11 W. Marine Drive. A witness yelled at the man, who then ran away.

Shortly thereafter, a resident of 141 Bond St. reported that he was holding a man at gunpoint after the resident heard the man trying to break into his residence through a kitchen window, the reports stated. Police arrested Schaefer when they arrived at the residence.

Dunbar was not found until he called the Job Corps Center on Friday and asked to be picked up, the officer said. The center informed police, who collected Dunbar and took him to jail.

DAILY ASTORIAN 8/1/89

Good form

Six students of the Tongue Point Job Corps Center's cement and masonry program began pouring concrete as the East Portal Park project in Astoria began in earnest Monday. The triangular-shaped park will be the new home for an entrance marker that once welcomed U.S. Highway 30 motorists. The marker is currently sitting in a weedy area along the old highway route. The concrete work and landscaping for the park are being done by Tongue Point Job Corps students. Above, under the supervision of instructor Earl Wheiden, left, Brian Couch smoothes the surface of a large base for the marker. Forms for the base and the surrounding sidewalks are being constructed by D&D Concrete Service of Astoria.

The Daily Astorian—KENT KERR

The Daily Astorian—MARINA SWAIN

More than 40 runners participated in Saturday's 14th annual Run Around the Point, a 3½ -mile fun run at Tongue Point.

Astorian the fastest around point

Robert Olson of Astoria won the 14th annual Run Around the Point Saturday at Tongue Point. Olson, 31, finished the 3½ -mile fun run in 17 minutes, 38 seconds.

That was 12 seconds ahead of the closest competition, Astorian Tim Truax, 20. Truax's time of 17:50 was good enough to win the men's 20-29 age division.

The first woman finisher was Magdalena Muro of Tongue Point; the 22-year-old finished the run in 27:38, well ahead of second-place woman finisher Martha Warner, 37, of Astoria, whose time of 29:54 was tops in he 30-39 age division for women.

The first three runners in each age division received medals; each runner received a certificate of participation. The run was sponsored by the Tongue Point Job Corps Center. Results are in today's sports scoreboard.

Job Corps operator wins 5-year contract

By JOHN FORTMEYER
Of The Daily Astorian

General Electric Government Services has won a new five-year contract to operate the Tongue Point Job Corps Center near Astoria, a federal official confirmed this morning.

The contract was awarded by the federal Department of Labor, which owns the center. General Electric, formerly RCA Services Co., has had the contract since 1974.

The contract, effective Oct. 1, also includes operating the Springdale Job Corps Center east of Portland.

Job Corps is a residential and vocational training program for disadvantaged youths; program centers are operated under contract with the Labor Department.

The Tongue Point center, with about 155 workers, is one of the largest employers on the North Coast. The Springdale center employs about 40. Together they enroll about 1,000 students annually.

Pat Putnins, Job Corps' deputy regional director, said this morning that the $44.3 million contract includes a two-year commitment with three renewable one-year options.

"That's nice for the community, because it will mostly all be spent in the Astoria community," John Crosby, the Tongue Point center's director, said this morning.

"Also, I think it will give a lot of opportunity for growth to people here, because of the new structure of our compensation package." He explained that the contract award means GE can proceed with a salary analysis that considers employees' length of stay and professional credentials.

"Salaries will probably improve quite handsomely," he said.

Crosby, who got word about the contract renewal Thursday, said he was most pleased that the current staff can continue its work with the students.

"I think the group that will benefit the most will be the kids because the continuity will stay," he said.

"We look forward to a continued good working relationship with GE," Putnins said.

Crosby said contracts are awarded on the basis of past performance operating Job Corps centers, the overall quality of the proposed program and cost-effectiveness.

Citing agency policy, Putnins declined to say how many companies competed with GE for the contract. The application deadline was May

Crosby last spring said other companies interested in applying included Management Training Corp. of Ogden, Utah, which operates 15 centers nationwide, Mmact Inc. of Jackson, Miss., which also operates Job Corps centers; and Nero and Associates of Portland, which operates no centers but is a contractor for Job Corps screening and placement programs

AuCoin wants union rights in Tongue Point pact

By JOHN FORTMEYER
Of The Daily Astorian

At a labor union's urging, 1st District Congressman Les AuCoin has asked a federal agency whether it can soon guarantee the unionization rights of workers at the Tongue Point Job Corps Center near Astoria.

"We're in touch with the Department of Labor about whether that could happen," Bernie Bottomly, AuCoin's administrative assistant, said Wednesday. He said the agency had not yet received a response.

Bottomly and Mike Cannarella, organizer for the American Federation of State, County and Municipal Employees, or AFSCME, said AuCoin would like the guarantee included in the new operating contract for the Job Corps center.

That contract will take effect Oct. 1 General Electric Government Services, which holds the current contract, is one of an unspecified number of companies bidding for the new five-year contract.

Job Corps is a residential training program for disadvantaged youths. Tongue Point is one of the largest employers on the North Coast, with a staff of about 155. About 1,000 students are annually enrolled at the center.

BECAUSE OF INTEREST shown at the Job Corps center, the union, which is affiliated with the AFL-CIO, in April petitioned the National Labor Relations Board for an election on making the union the bargaining agent for about 117 workers.

But the union has met repeated roadblocks in getting the election scheduled. Saying that the nature of the Labor Department's current contract meant effective collective bargaining could not take place with GE, the federal board on April 24 determined it had no jurisdiction in the Tongue Point case. It based its decision on a 1986 ruling by the federal board regarding a separate Labor Department program.

A hearings officer for the state Employment Relations Board then agreed in May to conduct a hearing on whether to hold an election, but changed his mind after the Oregon Court of Appeals later that month overturned the state board's actions in a similar case.

The federal and state decisions effectively left the Tongue Point workers without coverage under basic labor law, Cannarella said. While GE officials said the decisions were simply consistent with labor law, Cannarella said the current situation was unfair to the workers and that the help of AuCoin and other elected officials would be sought.

In response, AuCoin has asked the Labor Department to stipulate in the new contract — whichever company is awarded the Tongue Point operation — that nothing in the contract is to preclude the right of collective bargaining for employees.

"OUR PERSPECTIVE, AND the perspective of AuCoin, is that the Department of Labor should not be in the business of denying people their collective bargaining rights," Cannarella said Wednesday.

Cannarella pointed out that many other Job Corps centers across the nation have union members as workers. "I don't think the Department of Labor has any adverse reaction to those people organizing," he said.

Cannarella acknowledged, though, that including such a stipulation in the contract could set a precedent affecting all Job Corps centers nationwide.

Ken Stanmore, legal counsel at GE Government Services' head office in Cherry Hill, N.J., this morning agreed on that point. "It would be a very significant decision," affecting not only the company's Job Corps contracts but also its Job Training Partnership Act programs nationwide, he said. One such program is based in Astoria.

Stanmore declined comment on whether his company would oppose such a provision in the new contract. But he added that it "seems it would be adverse to the legal decisions that have been rendered in this area."

Officials at the Job Corps regional office in Seattle had no comment this morning on the matter. John Crosby, director of the Tongue Point center, was out of town and unavailable for comment.

Row-In results listed

The teams of Howard Blumenthal and Jerry Haworth, and Terry and Marcia Thompson won the long and short courses, respectively, in the Regatta Row-In Saturday in the Columbia River.

Seventeen boats of various sizes and shapes entered the 1½- and three-mile races in the row-in, organized by the Columbia River Maritime Museum. The row-in's sponsors were Anchor Graphics, Red Lion Seafare Restaurant, North Coast Auto Service, Englund Marine Supply and Hauke's Sentry Market.

Below are the race results:

Long Course

- Single kayak — Stan Overbey, 36:22.
- Double kayak — Howard Blumenthal and Jerry Haworth: 33:27

Short Course

- Life boat — Tongue Point Job Corps Stanley Dimmick, Todd Smith, Steve Owen, Hank Andrews and Ron Nacotte, 30:07
- Double canoe — Debbie and Glenn Weyknight, first, 26:03; Bob Pfeffer and Val Honyak, second, 31:20.
- Single kayak — Tom Antosik, first, 28:15; Jim Maxwell, second, 31:27.
- Double kayak — Robert and Natasha Freeman, first, 29:27; Isaac Brown and Aaron Johnson, second, 31:20
- Triple kayak — Ed. Tyler and Lenny Johnson 27:50
- Single light cruiser — Nick Meskel, 28:20
- Double light cruiser — Robie Anderson and Bruce Endicott, first, 23:25; Bob Lennin and Bill Cook, second, 29:52
- Single heavy cruiser — Larry Heron, first 25:56; Jay Kiddle, second, 31:45
- Double heavy cruiser — Terry and Marcia Thompson, 22:13
- Multiple heavy cruiser — Whitsett family 31:35

Concerned parent

I am a real concerned parent.

I read the Open Forum in Friday's paper July 28. I agree what Mr. and Mrs. Holmstedt and Mr. and Mrs. Nelson have said in their statements. I personally wish them the very best.

However, we have a 13-year-old boy living here in Emerald Heights who has been charged with sexual abuse, rape and sodomy. We do not know what kind of trusties the law will hold for this 13-year-old boy for the alleged crimes this boy has done. Yet why the police have released the boy to its parents?

Yet I do not see a police out here in Emerald Heights protecting our children. I want this 13-year-old boy to stay away from our children. Is this boy getting help? I want all our children here in Emerald Heights to be and feel safe. I want the children to play in a park, play in their front or back yard without any worries.

Yet I hope and pray this 13-year-old boy gets help now. I don't want this 13-year-old boy to turn into another Tony Mullins. I hope trusties is done for this boy. Make this boy pay for his crimes. If this boy can't pay for his crime then let the boy's parents pay for the boy's mistake. After all a parent is responsible for their child's action.

I know there are a lot of concerned parents who live here in Emerald Heighs.

1. They are concerned about the safety of their children.

2. Is it safe for our children to play in a park, in front or back in their own back yard.

3. We want to protect our children; we let our children know what this 13-year-old boy has allegedly done was not our children's fault.

4. We blame the parents for the boy's action and alleged crime.

5. This boy is released to its parents this would not be.

6. The law should protect our children from harm. The law should also take this boy away from the area.

7. We don't want this boy in our area. He might want to get another child.

8. Children at times can't protect themselves. So it's a parent's concern to protect our young children in every way we know how.

9. Do not release this boy to its parents. The boy knows right from wrong. We do not want this boy hurting any more children.

10. Our children need to feel safe. Not scared in the area they live in.

11. Someone needs to speak out for our children. It might as well be a concerned, loving parent.

12. Who knows maybe Tony Mullins was like this 13-year-old boy not getting help.

After all, look what Tony Mullins has done to Dorene Raterman. And that scares the hell out of me.

ESTHER SORIANO
Emerald Heights Area
Astoria

P.S. We hope that the jury brings trusties to the 13-year-old for the alleged crimes.

DAILY ASTORIAN 8/16/89

Letters welcome

The Daily Astorian welcomes letters from its readers for publication in Open Forum. Letters must be signed and are subject to condensation. Mail letters to: The Daily Astorian, Box 210, Astoria, Ore., 97103; or drop them by the newspaper office, 949 Exchange St., Astoria.

Program aims to aid teens

Teen-agers in foster homes have a new alternative to running away.

A new program aims to help teens 16 to 19 years old in foster or substitute care learn how to live on their own. The program is operated by the Clatsop County branch of the Oregon Children's Services Division.

"The more they know how to do for themselves the better off they'll be," says Debbie Cintron, the coordinator of the division's independent living program for the [illegible]

To ease the transition into adulthood, the program, among other things, offers business apprenticeship, apartment placement and individual counseling.

"We provide them with as much support as we can," Cintron says. During individual counseling the client "can talk about anything, from friend problems to how to open a checking account."

One of the program's stipulations is that the client must be working toward an educational goal, such as a high school diploma or a general education degree. Cintron is happy to note that at least one teen has college plans.

Two local businesses have already offered to hire and train two of the program's teen-agers, according to Cintron.

Coordination with the Tongue Point Job Corps Center and General Electric Government Services, the center's operator, is still in the works for the 3-week-old program. Statewide, the program began a year and a half ago.

Only teen-agers considered wards of the court in Clatsop County are eligible to participate in the federally funded program. The group presently has nine teens.

Bakery Workshop Completed — Daniel Cavaya Sr., a bakery instructor at the Tongue Point Job Corps Center near Astoria, was one of 16 people nationwide who recently completed an intensive workshop on bakery production instruction at the American Institute of Baking in Manhattan, Kan. Held Aug. 7-18, the workshop qualified instructors to teach the same curriculum in their own classrooms. The goal of the workshops is to standardize entry-level training for prospective employees in the in-store bakeries and delicatessens throughout the United States.

Former Job Corps students tour center

Leaders in a national organization of former Job Corps students visited the Tongue Point Job Corps Center near Astoria on Monday, and several of the center's graduates were among them.

The group, which consisted of about 20 people from all parts of the nation, was treated with a lunch and a tour. They represented the National Job Corps Alumni Association, a 30,000-member organization with 97 chapters across the country.

Based in Washington, D.C., the association held its midyear meeting in Portland Friday through Monday. David Smith of New Orleans, La., now in his fourth year as association president, said the brief Tongue Point visit was arranged through vice president Anna Street of Portland, a Tongue Point alumnus. She is an aide to Portland City Commissioner Dick Bogle.

Job Corps is a residential and vocational training program for disadvantaged youths between 16 and 24 years old. It is administered by the federal Department of Labor.

Smith said his association provides a variety of services to members. It also acts on behalf of current Job Corps enrollees, such as helping lobby for day-care centers for students who have children; provides motivational speakers to show youths what success in Job Corps can mean; and assists the Labor Department in recruiting students into the program.

Of the 20 visitors, 14 were members of the national association's board. The others were presidents of local chapters. Five of the 20 attended Tongue Point.

LaDonna Tramble of Denver, Colo., and Shirley Shivers-Hays of New York, N.Y., both graduated in 1971 from the business and clerical program at the center. Monday's visit was their first time back, and they found it a little hard to get their bearings because of changes over the years.

"Some things that were on one end (of the center) are now on the other end," Tramble said.

"Our old dormitory's been torn down," Shivers-Hays said with some surprise. "And the new Residence 4 is more like a hotel!"

Fresh new faces

Nonce all the fresh new faces in Astoria lately? Especially holding up the walls around the two fine hotels in the downtown area? Think it's because of a sudden influx in job opportunities in Astoria? Think cocaine and gangs is somebody else's problem? Think that group of "kids" walking down your street that you never saw before are headed for McDonalds?

DAILY ASTORIAN SEPT. 6, 1989

Maybe, maybe not. Notice all the residential and commercial burglaries that seem to occur on a daily basis? Think these folks need your property to give as Christmas presents? Wake up and smell the ether, folks! The cocaine problem is here. In spades. And the gangs are creeping in also.

Think all Tongue Point kids are really concerned with bettering themselves for their future? Know how many seem to come from the Portland area facing jail or Job Corps? There are good kids out there, but not all are looking for a future.

There is one way, and only one way to rid Astoria of this cancer before it's too late. Zero tolerance. I call upon local authorities to quit playing footsy with these vermin. The only way it fails is if there is more coke users in Astoria than non-users. Think that sounds ridiculous? Then voice your opinion to local government. Personally, I'm sick of it. I cannot put my sentiments about it in full in this newspaper, because it could not be printed.

It's simple folks — zero tolerance of cocaine and all cocaine dealing. It will affect you directly unless you stand up, get your guts together and fight it. Otherwise those dealers, burglars, gangsters and scumbags will, and I assure you people, they will, affect you directly sooner or later.

Zero tolerance on a local level is the only way. Personally, I don't buy arguments like the jail is too full, there's not enough money to prosecute, plea bargain it down to jay-walking, etc. How bad do you want it folks?

Believe me it will be easier to take back this town now than if you wait until later. Think about it next time you see these fresh new faces watching you as you drive by. Think they give a s— about you?

SCOTT ALAN STOUGH
Astoria

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Heights may catch Congress' eye

By JOHN FORTMEYER
Of The Daily Astorian

Congress had better act appropriately if Astoria's Emerald Heights neighborhood is to have police protection after June 30, 1990, according to local and regional law enforcement officials.

The U.S. marshal's office in Portland will be very reluctant to extend its current deputation to Astoria police officers after that date, deputy marshal Mike O'Brien said Wednesday. The office in July granted a one-year extension to the arrangement that began last year.

"As far as we're concerned, we hope that this is it, and that these matters are concluded before the end of that time period," O'Brien said.

Yet O'Brien didn't flatly rule out another extension.

"All we can do is take a look at the situation as it exists at the deadline," he said. "If the matter's been resolved, then no problem. If it had to be looked at again in June 1990, then I'm sure we will take a close look at it again."

Astoria police Chief Ron Louie said the marshal's office made it quite clear in July hat it didn't like the current setup.

"IT'S AN UNUSUAL situation, not really part of their mission," Louie said. "They are uncomfortable with this, and I agree with them. . . .We can't keep using this extraordinary stop-gap solution to a problem."

The problem is the whole uncertainty about the future of the neighborhood. Emerald Heights, a former U.S. Navy housing area, is a federal enclave in the city's east end. About 1,200 people — one-tenth of Astoria's population — live there in about 300 low-cost rental units.

The federal Labor Department, which also owns the adjacent Tongue Point Job Corps Center, wants to rid itself of the burden of Emerald Heights. Department officials say serving as a landlord for a housing area is outside the agency's purposes.

The department has also had trouble ensuring adequate police protection in the neighborhood. Citing concerns about liability and supervision, the marshal's office in November 1986 stopped deputizing security officers who patrol the enclave and the Tongue Point center, thus giving the security force little more arrest authority than a private citizen.

After extensive negotiations, and with the approval of the U.S. Justice Department, Marshal Kernan Bagley agreed to deputize the Astoria officers.

A RELATED CONTRACT for police services was then worked out between the police department and General Electric Government Services, which operates the Job Corps center and Emerald Heights under contract with the Labor Department.

Under terms of that pact, Astoria police will respond only to emergencies and crimes in progress. Astoria police officers will arrest suspects apprehended at crime scenes, investigate and submit reports to the U.S. attorney's office in Portland for prosecution.

If a suspect is gone, the Astoria police reaction will depend on the nature of the crime. In crimes against a person, such as sexual assault, police will take the information, do a preliminary investigation and then turn the case over to the FBI. Astoria police also refer to the FBI any property crimes in which the suspect is gone.

According to a 1987 study, it would cost more than $10,000 per month for the city government to provide to Emerald Heights the same police service it provides the rest of the city.

But GE Government Services only agreed to pay about $2,200 a month for limited service from one police officer. The city government charges for the police service because, as a federal enclave, Emerald Heights pays no property taxes.

THE CURRENT CONTRACT runs through Dec. 15. Louie said no talks had yet been held with GE about extending the contract past that date.

All parties involved had hoped to see the status of Emerald Heights resolved this summer. As a result of extensive negotiations, Labor Department officials had neared an agreement to transfer the neighborhood to the Astoria-based Northwest Oregon Housing Authority.

That agency wants to continue Emerald Heights as low-cost housing for current tenants, but perhaps devoting some units to special social needs. Such a transfer would also shift the full responsibility for police services to the city.

But a research arm of Congress in July determined that, unless Congress gives its approval, the Labor Department cannot transfer the property without getting fair market value for the property — currently estimated at $4.55 million. The Astoria agency does not have that kind of money.

Congressman Les AuCoin last month said congressional action — which he said he would pursue vigorously — was the only hope. He said he would draft a bill this fall in hopes of passage in both houses of Congress before the end of the year. But he added that approval of the unusual transfer wouldn't be easily obtained.

Emerald Heights residents, Louie said, are generally very understanding of the legal constraints facing his department and the other agencies concerning their neighborhood. But he acknowledged that they are as frustrated about it as he is.

"It's a very strange situation," he said.

LOUIE SAID MANY problems in the neighborhood — such as traffic accidents or parking or noise complaints — probably aren't even reported because residents expect the police to be unable to respond.

However, it is important for them to call, nonetheless, Louie said. "We want people to report problems. It'd be nice to have a clear documentation of the problems . . . to report to GE."

Brandishing documents on the Emerald Heights problem, which he says fill the largest file in his office, Louie shakes his head.

"Gosh, I hope we can get it resolved," he said. "We would sure hate for a tragedy to befall the area because there aren't enough (police) services."

Open Forum

DAILY ASTORIAN 9/13/89

Positive direction

I am writing this letter at 2:30 a.m. I got home from work a few minutes ago and sat down to read my newspaper. As I read the letter from Scott Alan Stough (Sept. 6) headed "Fresh new faces" I really got angry. I've just come off a nine-hour shift — where do I work? For the past 17 months I have had the pleasure (yes, Mr. Stough, the pleasure) of working with the students of Tongue Point Job Corps Center. It distresses me to no end that our students all seem to be lumped into one category of "problem children."

Until Mr. Stough (or anyone else) has spent considerable time with these kids he is in no position to judge them. Our students are hard-working kids making a tremendous effort to provide for their future. A good many come from disadvantaged backgrounds and have no means by which to attend college or even trade schools.

Enrolling in Job Corps requires great effort and determination as well as more sacrifice on their part in order to gain educational and vocational skills so that they are able to make their own way when they graduate.

Job Corps is no different than any high school you care to examine. There is always a percentage of students who will drop out or not give full commitment to study and learning. But I can tell you from personal experience this is a very small percentage of our Tongue Point population. And I have no hesitation in saying that I feel safer walking the grounds of Tongue Point Job Corps Center at night than I would walking down any city street anywhere.

So I can only say in closing this letter how much I appreciate being able to have a small part in helping these young people to find and follow a positive direction in their lives. My life has certainly been enriched by this opportunity and I thank them all.

MARY K. BERRI
Residential Adviser
Tongue Point Job Corp Center

Heights move gets big boost

DAILY ASTORIAN 9/13/89

By JOHN FORTMEYER
Of The Daily Astorian

Legislation to turn an entire Astoria neighborhood over to a local housing agency has cleared a big hurdle, and signs are good for eventual success, a congressional aide said this morning.

Ron Fitzsimmons, legislative assistant to U.S. Rep. Les AuCoin, D-1st District, said Sen. Tom Harkin, D-Iowa, had agreed to include language concerning the Emerald Heights neighborhood in a fiscal year 1990 appropriations bill by the Senate Labor-Health and Human Service Appropriations Subcommittee.

Harkin chairs the subcommittee, which is expected to approve the language today, followed by the full committee and then full Senate, Fitzsimmons said.

The language would authorize transfer of Emerald Heights, at no cost, to the Astoria-based Northwest Oregon Housing Authority.

"This is a major hurdle" that was accomplished through the efforts of Sen. Mark Hatfield, R-Ore., said Fitzsimmons. "He's the one who basically got Harkin to put the language in. He was definitely crucial."

Now, AuCoin will spearhead efforts to include the same language in a House bill, in hopes of eventual full approval by both houses of Congress, Fitzsimmons said. He said that could occur within the next two weeks.

Lorene Brock, executive director of the housing authority, was surprised and excited this morning about Fitzsimmons' announcement.

"That's good news for us," she said. "We've just had everything holding in limbo, waiting."

She said her agency would "have to move fast" if Congress completes work as soon as Fitzsimmons hopes.

Emerald Heights, a former U.S. Navy housing area, is a federal enclave in the city's east end. About 1,200 people — one-tenth of Astoria's population — live there in about 300 low-cost rental units.

The federal Labor Department, which also owns the adjacent Tongue Point Job Corps Center, wants to rid itself of the burden of Emerald Heights. Department officials say serving as a landlord for a house area is outside the agency's purposes. Because of legal and jurisdictional questions, the department has also had trouble ensuring adequate police protection in the neighborhood.

The housing authority wants to continue Emerald Heights as low-cost housing for current tenants, but perhaps devoting some units to special social needs. Turning the neighborhood over to the agency would also shift the full responsibility for police services to the city government.

Fitzsimmons said AuCoin would lobby Rep. William Natcher, D-Ky., chairman of the House subcommittee, to accept the Senate's language.

"I've talked to Congressman Natcher's staff, and preliminary signs are good," Fitzsimmons said.

If Natcher approves, House and Senate conferees will likely include the language in a final appropriations bill that would then need both House and Senate approval before receiving President Bush's signature.

Fitzsimmons said he knew of no opposition yet to the Emerald Heights plan.

Open Forum

DAILY ASTORIAN 9/26/89

Unbalanced

This is to inform those who care about the future of Cannon Beach that tonight the City Council will be making its final decision on the newly proposed C-3 zone for the downtown area. This C-3 commercial zone, if approved by the council, would allow developers to increase radically, even double, the number of shops which presently exist in downtown Cannon Beach.

For many of us who live here, this proposal would be ludicrous, if it weren't so serious. The present lack of parking space is a major problem, as visitors and residents already know. Building many more new shops with no required parking included on the sites (as C-3 zoning would allow) would obviously compound this unbalanced situation.

But beyond the parking frustrations lies the deeper question of our town's future. I urge all of you who would like to help keep Cannon Beach from being drastically altered by overdevelopment to write a post card or letter immediately to the City of Cannon Beach, P.O. Box 368, Cannon Beach, Ore. 97110. Even better, come to the City Council meeting at 7 tonight at City Hall and let your objections be heard. With your help, we can prevent the City Council from approving the C-3 zone. Thank you.

JAN SIEBERT-WAHRMUND
Cannon Beach

Great volunteers

The Friends of the Mariner's Center, 1 Portway, would like to thank publicly the instructors and crews at Tongue Point Job Corps Center for their willing, cheerful, polite attitudes toward the work of painting and glazing our facility. Local donors contributed the paint to our non-profit organization and when we phoned Tongue Point to inquire about their possible help, Craig Wisti, vocational education manager, responded by saying that he would send out Dan Hartney, painting instructor, and Pat Carter, glazier instructor, to inspect the building.

These instructors then sent out crews of their students who worked here for six consecutive days to finish the project. They are leaving their work well. We would like to say "thank you" to the following men and women from Tongue Point: Craig Wisti, Dan Hartney, Pat Carter, Wayne Hensperer, Jon Erdmann, Paul Young, Jon Ellenbacker, Angel Pierro, Tracy Forcum, John Gillespie, Todd Jacobson, George Schaffner, Kevin Smith, Balinda Snell, Tracy Steele, Damion Wilcox, Michael Johnson, Brian Lewis, Travis Paul, Priscilla Maxey and Angeline McConnell.

With the help of volunteers such as these, the Friends of the Mariners can continue to serve our community and the visiting mariners at the Port of Astoria.

MARY DOUGHTY
President
SUZANNE SCHULKE
Executive

Heights provision still kicking

DAILY ASTORIAN 9/29/89

By JOHN FORTMEYER
Of The Daily Astorian

Federal legislation to transfer Astoria's Emerald Heights neighborhood to a local housing agency has cleared a big hurdle but still faces one more.

Although delayed a few days by partisan squabbling over funding of federal anti-drug programs, a $157.4 billion spending bill for labor, health and education programs in fiscal year 1990 received U.S. Senate approval late Tuesday. The vote was 81-19.

Included in that measure was language authorizing a no-cost transfer of Emerald Heights from the federal Department of Labor to the Northwest Oregon Housing Authority. Oregon Sen. Mark Hatfield, senior Republican on the Senate Appropriations Committee, included the language in the bill.

Emerald Heights, a former U.S Navy housing area, is a federal enclave in the city's east end. About 1,200 people — one-tenth of Astoria's population — live there in about 300 low-cost rental units.

The housing agency wants to continue Emerald Heights as low-cost housing for current tenants, but with a likely increase in rental rates. It also might devote some of the units to special social needs.

EFFORTS TO KEEP the Emerald Heights language intact now shift to the House of Representatives. U.S. Rep. Les AuCoin, D-1st District, is lobbying Rep. William Natcher, D-Ky., to retain the wording when a joint House-Senate conference committee develops the final appropriations bill. Natcher is chairman of a House subcommittee on Labor and Health and Human Services appropriations.

Ron Fitzsimmons, legislative assistant to AuCoin, said the conferees would meet Tuesday afternoon. That's when the Emerald Heights wording faces its last big hurdle: "The big one is Bill Natcher, and what he'll do in the conference committee on Emerald Heights," Fitzsimmons said.

Fitzsimmons and Bill Calder, a spokesman for Hatfield, said they hoped for quick action by the conferees and that the final compromise version of the bill would get full congressional approval by the middle of next week.

Calder said he was confident the Emerald Heights language would be retained.

"With Les (AuCoin) leading the way, I think there's a good chance it'll stay," he said.

Lorene Brock, executive director of the housing authority, said this morning that planning work for the transfer of the neighborhood was proceeding, in anticipation of final approval at the Capitol.

SHE SAID SHE was working on a proposed mortgage through the Oregon State Housing Division to pay for the estimated $1.5 million to $2 million in needed improvements to the housing units and to Emerald Heights' water and sewer systems. The state agency would issue bonds to pay for the improvements.

Brock also was reviewing what kind of payments the housing authority might make to local taxing districts in lieu of taxes on the property. She said she had not yet determined what effect that would have on rental rates in the neighborhood.

Once approved by the federal government, the transfer to Brock's agency will take up to 90 days to complete. That would be anywhere from Dec. 1 to Jan. 1, she said.

Bill dispute snags Heights transfer

By JOHN FORTMEYER
Of The Daily Astorian

Although they are two very separate issues, a partisan spat over how much money to pay for federal anti-drug programs has delayed formal U.S. Senate approval of a transfer of Astoria's Emerald Heights neighborhood to a local housing agency.

The language concerning Emerald Heights had already been approved by a Senate subcommittee for inclusion in a bill funding the departments of Labor, Education and Health and Human Services for fiscal year 1990, which begins Sunday.

FULL APPROVAL OF the bill on the floor of the Senate could have come as early as last Friday. But it has been delayed because of the "finagling over the drug language in the bill," said Ron Fitzsimmons, legislative assistant to U.S. Rep. Les AuCoin, D-1st District.

Fitzsimmons said the portion of the bill authorizing transfer of Emerald Heights at no cost to the Northwest Oregon Housing Authority was well in place. "But if you are looking at ultimate final passage, that hasn't occurred yet," he said.

BILL CALDER, A a spokesman for Sen. Mark Hatfield, R-Ore., said Monday that he still expected the bill to clear the Senate floor as soon as today.

Whenever that happens, the bill would then go — possibly by the next day — to a joint House-Senate conference committee. Conferees are expected to include the language in a final appropriations bill that would need formal congressional action.

Emerald Heights, a former U.S. Navy housing area, is a federal enclave in the city's east end. About 1,200 people — one-tenth of Astoria's population — live there in about 300 low-cost rental units.

The federal Labor Department, which also owns the adjacent Tongue Point Job Corps Center, wants to rid itself of the burden of Emerald Heights. Department officials say serving as landlord for a housing area is outside the agency's purposes.

THE HOUSING AGENCY wants wants to continue Emerald Heights as low-cost housing for current tenants, but perhaps devoting some units to special social needs. Turning the neighborhood over to the agency would shift responsibility for police, fire and other services to the city government.

Although federal law dictates that sewer and water lines must be upgraded before transferring ownership, plans call for the housing authority and the state of Oregon to issue bonds to pay for those improvements, saving the Labor Department improvement costs that could run as high as $2 million.

HATFIELD, THE SENIOR Republican on the Senate Appropriations Committee, included the Emerald Heights language in the spending bill.

Fitzsimmons said that after full Senate approval, AuCoin will immediately begin to seek approval from Rep. William Natcher, D-Ky. Natcher is chairman of a House subcommittee on Labor and Health and Human Services appropriations.

Heights transfer has agencies worried

By JOHN FORTMEYER
Of The Daily Astorian

Imagine that 1,000 people are suddenly at your doorstep, all of them needing — and legally deserving — a wide range of government services.

That, in essence, is happening rapidly right now in Astoria, and it's giving local government officials a lot of worries.

After only 1½ weeks on the job, Astoria City Manager Bob DeLong suddenly finds himself burdened with a potentially huge task — extending services to the Emerald Heights neighborhood in the city's east end.

A former U.S. Navy housing area, Emerald Heights is home to about 1,200 people, or one-tenth of the city's population. They live in about 300 low-cost rental units.

As a federal enclave, the neighborhood has long not needed city services. But legislation now moving quickly through Congress will put it in local hands. That could make the neighborhood a city government responsibility in just weeks.

"It's big," DeLong said Thursday. "When you consider that there are a lot of incorporated cities in Oregon of that size, it really is."

"The Emerald Heights issue has started to progress more quickly than we expected," Astoria Fire Chief Lane Wintermute said this morning.

"THIS IS A huge undertaking — just a huge undertaking — for NOHA," agreed Clatsop County Manager Bill Barrons, referring to the Astoria-based Northwest Oregon Housing Authority. Under the federal legislation, the U.S. Department of Labor, which now owns the neighborhood, would transfer the property at no cost to the housing authority.

Like DeLong, Barrons and Stuart Kammerman, superintendent of the Astoria School District, are trying to determine what the change will mean to their agencies. But DeLong has the most to wrestle with, and he says he had little idea when he took the job what a big headache he would face.

He cited, as one example, what the transfer would do to the city police budget. Currently, General Electric Government Services, which operates Emerald Heights under contract with the Labor Department, contracts with the city government for part-time, limited police service in the neighborhood from one officer.

But the transfer will mean a sudden loss of the revenue from that contract, while at the same time the city government will become legally obligated to provide full-time police service to the neighborhood, which would likely require three officers.

"The reality is the police chief needing more, but having less," DeLong said.

THEN THERE IS fire protection. Currently Emerald Heights is served by the adjacent Tongue Point Job Corps Center's own fire department, but to what extent the city government might be able to contract with that department for help is uncertain, Wintermute said. A consolidation of that department with the city agency is also an option, but all discussions to date about alternatives have only been very informal, he added.

"There are a tremendous number of questions, and a lot of things that have to be answered," Wintermute said.

Although neither DeLong nor Wintermute yet has an estimate of the potential cost to the city, both say it is certain that the city will need some kind of in-lieu-of-taxes payments from NOHA, since the neighborhood will still remain tax-exempt. "We need a nuts-and-bolts agreement," DeLong said.

Lorene Brock, NOHA executive director, was busy Thursday trying to determine how big those payments might need to be. But she does not yet know how that might affect the neighborhood's rental rates.

One bright spot for DeLong is that the federal legislation would require the estimated $1 million in needed sewer and water improvements to be done by the housing agency. The agency is now working out a financing plan that would involve a bond sale by the state housing agency.

PAUL BENOIT, ASTORIA'S community development director, said it appeared the city wouldn't be legally obligated to assume maintenance of the water and sewer systems until they are brought up to federal code. "In essence, (Emerald Heights) could be treated like a new subdivision," he said.

Barrons and Kammerman also want their agencies to receive in-lieu-of-taxes payments from NOHA.

Barrons says county residents normally pay $2.29 per $1,000 of assessed property value in support to the county government, for road district, ambulance and 4-H district services. With Emerald Heights still tax exempt, the county government would want to benefit from any alternative pay arrangement, he said.

Kammerman said his concern was that the Emerald Heights transfer would mean a loss of federal money now received by the school for the roughly 100 students living in Emerald Heights. Although he had no current estimates, he said it was large enough to concern him.

The collective concerns of all agencies will be heard Tuesday at 10 a.m., when the housing agency's Emerald Heights advisory committee will meet at the NOHA office, 1508 Exchange St. The group has not met since last spring, and clearly has much to talk about, DeLong said.

DAILY ASTORIAN 10/16/89

Neighborhood transfer still faces questions

By ANDREA KENNET
Of The Daily Astorian

Local government officials gave a qualified endorsement Tuesday to plans for the Northwest Oregon Housing Authority to take over the Emerald Heights neighborhood.

But they cautioned that "fairly intensive" negotiations are needed to come up with some kind of payment for government services to the neighborhood.

A joint House-Senate committee is expected today to authorize the U.S Department of Labor to transfer ownership of Emerald Heights at no cost to the housing authority.

A former naval housing complex at Astoria's east end, Emerald Heights is home to about 1,200 people — or about one-eighth the city's population. They live in 300 low-cost rental units.

The federal government wants to get out of the landlord business, and the deal struck with the housing agency would preserve the housing for low- and moderate-income people.

Local government and school officials want to ensure some kind of payment that would cover at least part of their services to neighborhood. Under housing authority ownership, Emerald Heights will continue to pay no property taxes.

Tuesday, representatives of the city, Clatsop County and the Astoria School District sat down with the housing agency's Emerald Heights advisory committee to begin talks.

"THE CITY AND the county may not get all they want. We may pay more than we feel comfortable paying. But there is a compromise," Lorene Brock, executive director of the housing authority, told the group.

The housing authority must balance costs of operating the neighborhood with the financial demands of the local governments and with a desire to keep rents in Emerald Heights affordable.

Residents of Emerald Heights, who now pay below-market rents, anticipate a rent increase with the transfer, said neighborhood manager Jerry Garland. "Their main concern is: Will it be out of their price bracket?" he said.

Resident Bud Ashcraft said the Emerald Heights represents a "true cross-section" of the city's population. His neighbors range from a man with a $50,000 annual income to many who rely on minimum-wage service jobs and "very few" on welfare.

Bob DeLong said in his first month as Astoria city manager he's heard no opposition to the transfer. But he's heard plenty of concern about the repercussions on local taxpayers.

Currently, the city government receives $33,600 a year to provide limited police service to Emerald Heights The Tongue Point Volunteer Fire Department provides fire protection. With the transfer, the city would be responsible for providing those and other typical city services. The police department would likely need three more officers.

DeLong told The Daily Astorian that $250,000 "looks like what would be about their fair share of the property tax if they were just like anybody else." Sewer and water rates would be additional.

DeLONG TOLD THE committee he expects "fairly intensive negotiations" to reach a payment that would satisfy the city and NOHA.

The federal legislation authorizing the ownership transfer would require the housing agency to bring the sewer and water systems up to current standards before the transfer takes place. NOHA is working out a financing plan that would involve a $1 million bond sale by the state housing agency for the improvements.

The Astoria School District and the county government also want in-lieu-of-tax payments from NOHA. Members of the Emerald Heights advisory committee said Clatsop Community College, the Clatsop County Education Service District and other taxing districts may also request money.

The Astoria School District now receives about $3,000 a year from the federal government for 100 school-aged children who live in Emerald Heights. But it costs the school district $3,000 to $4,000 a year per student.

Lorna Mathews, support services director for the school district, said the school district once received several hundred thousand dollars, but the federal government has drastically cut back its payments. The school district hopes to do better under NOHA.

Brock and Arnold Seeborg, chairman of NOHA's board, said the housing agency may sell parts of Emerald Heights, putting those areas back on the tax rolls. But they aren't sure if the federal legislation would permit that. NOHA, like the local government and school officials, faces a lot of uncertainties with the transfer, they said.

Seeborg said the agency hopes to have more information when the NOHA board meets Thursday. The meeting will begin at 10 a.m. in the NOHA office at the Owens-Adair Apartments, 1508 Exchange St.

DAILY ASTORIAN 10/15/89

Knock off the secrecy over Emerald Heights

Your tax dollars are about to be spent. But you are not going to be in on the decision-making process.

We are talking about the pending negotiations between the city of Astoria and the Northwest Oregon Housing Authority concerning Emerald Heights, the housing subdivision at the east end of Astoria. In that negotiation it will be decided how much the housing authority will pay the city in lieu of property taxes for serving Emerald Heights. The housing authority will be receiving from the federal government title to the subdivision. As part of the deal, the city government will have to begin providing services that have been provided by the federal government.

But the payment-in-lieu-of-taxes from the housing authority will almost certainly not cover the cost of those services. Thus, those of us who pay Astoria property taxes will be picking up an increased tax burden to pay for Emerald Heights services.

Now by any definition, that is public business. But that is not the way these negotiations are being handled. They will, in fact, be carried out in private. And when our reporter Andrea Kennet showed up for the Tuesday session of the Emerald Heights advisory committee she was initially barred from entering the room. Kennet's persistence paid off and she was able to observe the session.

Further negotiations will be carried out in private between the housing authority and each agency: the city, the county and the school district. We think this is short-sighted of both the housing authority and the other agencies. All of these agencies are public and spend our tax dollars. And in this matter there is a lot at stake which will eventually translate into an increased tax bill for all Astoria property owners.

The city negotiators should especially realize that public exposure of these negotiations is in their best self-interest. If the end product of these negotiations is a deal that appears patently unfair to the taxpayers and if none of us are allowed to know how the two parties arrived at this end, there will be much suspicion and anger.

There is little mystery in the basic content of the discussion between the housing authority and the other agencies. An agency like the city of Astoria must say what it will cost to service Emerald Heights. And the housing authority's executive director, Lorene Brock, must say what she can pay for those services in lieu of property taxes. But already we have noted that Brock is saying that her agency does not know the operating costs of Emerald Heights. We find that hard to believe, in light of the fact that G.E. Government Services and its predecessor, RCA Government Services, have been running Emerald Heights since 1975.

We cannot imagine a negotiation that is more the public's business than this one. And we fail to understand the eagerness of all parties to disappear behind closed doors. We wonder if they understand the political consequences of how they are behaving.

DAILY ASTORIAN 10/1/89

In Brief

Youth accused of rape attempt

A 16-year-old boy enrolled at the Tongue Point Job Corps Center has been accused of attempted rape and sexual abuse of an 18-year-old girl who is also a student at the facility east of Astoria.

According to a press release issued by the Astoria Police Department, the incident occurred at about 9 p.m. Wednesday in a wooded area in the 4100 block of Leif Erikson Drive. The suspect, whose name was not released because he is a minor, was charged with one count each of first-degree attempted rape and first-degree sexual abuse and turned over the Clatsop County juvenile authorities.

DAILY ASTORIAN 10/1/89

Heights transfer likely next week

Final congressional approval of the transfer of Astoria's Emerald Heights neighborhood to a local housing agency probably won't occur until next week, a member of Oregon Sen. Mark Hatfield's staff said this morning.

"The earliest (final action by the Senate) would be Thursday or Friday this week, but more likely not this week," said Julie McGregor, legislative assistant. She said final action by the House of Representatives was expected today.

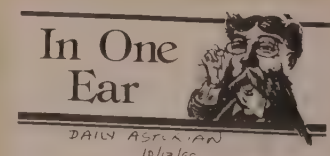
The chances for full approval were boosted Friday, when a House-Senate conference committee kept language authorizing the transfer in a 1990 appropriations bill for the federal Labor Department. The language had originally been placed in the bill on the Senate side by Hatfield.

"It's looking great, the fact that the House acceded to the Senate position, for the transfer," McGregor said. "It's solid."

But she said the appropriations bill as a whole "still has some hoops to jump through." She said there was some concern that that the bill could get tied up because of a separate congressional fight over a proposed capital gains tax cut for the wealthy.

A former Navy housing complex in Astoria's east end, Emerald Heights is owned by the Labor Department. It is home to about 1,200 people, or about one-eighth the city's population. They live in 300 low-cost rental units.

The Astoria-based Northwest Oregon Housing Authority, which would be given the neighborhood at no cost by the Labor Department, plans to continue renting the housing units, but an increase in rental rates is likely. Some units might also be devoted to special social needs.



DAILY ASTORIAN 10/13/89

Chamber draws Longview members

Among the 59 new members recruited this week by the Greater Astoria Area Chamber of Commerce is Bud Clary Chevrolet of Longview, Wash. Chamber President DAN ARNOTH reasoned that since Clary does so much business with Astoria residents, his dealership ought to join the chamber. JIM SCOTT, Clary's sales manager, agreed.

The Astoria chamber pulled in several new members from outside the Astoria-Warrenton area. In addition to Clary, other Longview businesses joined, as did firms in Naselle, Ilwaco, Hammond and Seaside.

**

Astoria authors JOHN PAUL BARRETT and MURIEL JENSEN will be two of three writers addressing the Oregon Council of Teachers of English in Lincoln City today. Barrett will discuss writing, publishing and bookmaking and Jensen's topic will be "The Romance (Ha-Ha) of Writing Romance."

**

LORNA ZAMETKIN, who has been an arts and crafts instructor at the Tongue Point Job Corps Center in Astoria since 1983, accompanied two of her students to Washington, D.C., this week to receive two first-place awards at the Annual National Job Corps Arts and Crafts Competition.

DANNY JILES, from Portland, won a first place in graphic design and JESSE CARR, from Gladstone, won a first place award in acrylics Jiles also won a third place award in pastels.

The two students each won a regional competition to qualify for the national contest.

The Astoria contingent stayed at the Potomac Job Corps Center while in Washington and enjoyed sightseeing in the nation's capital and attending a play at the Kennedy Center. They were to return to Astoria today.

Dispute sidetracks Heights transfer

DAILY ASTORIAN 10/18/89

By JOHN FORTMEYER
Of The Daily Astorian

What does the abortion debate have to do with Astoria's Emerald Heights neighborhood?

Virtually nothing.

But in the nation's capital, even those two far-flung issues can become linked — and the result appears to be a delay of weeks in action to guarantee the Astoria neighborhood's future.

The White House announced Monday that President Bush would veto a $156.7 billion appropriations bill for the federal Labor and Health and Human Service departments because the bill would allow federally financed abortions in cases of rape and incest. Current law allows Medicaid abortions only when the mother's life is in danger.

Emerald Heights is involved because language in the bill authorizes the Labor Department, which owns the Astoria neighborhood, to transfer it to a local housing agency. But because Bush has no line-item veto authority, that language won't be approved until the entire spending bill is approved.

With Bush intending to veto the bill, final action regarding Emerald Heights, which had been expected anytime, now appears likely to be delayed for weeks, said Ron Fitzsimmons, legislative assistant to U.S. Rep. Les AuCoin, D-1st District. However, Fitzsimmons was quick to add that the Emerald Heights language is not in jeopardy and will ultimately be approved.

"Emerald Heights will not be touched," Fitzsimmons said. "It's a done deal. There's no doubt. No one's objecting to it. It's just unfortunately being caught up in a national issue."

A FORMER NAVY housing complex in Astoria's east end, Emerald Heights is home to about 1,200 people, or about one-eighth of the city's population. They live in 300 low-cost rental units.

The spending bill had already been approved by House-Senate conferees and the full House. Fitzsimmons said that by Friday the Senate will have passed the bill, which will then receive Bush's veto.

Because Congress is unlikely to have enough votes to override the veto, the lawmakers will "have to go back to the drawing board on abortion," Fitzsimmons said.

If a stalemate on the abortion language persists, Congress could take the extreme step of attaching the spending bill to a "continuing resolution" — a package of other appropriations bills that Bush would have little choice but to approve.

"I don't see him vetoing a continuing resolution that funds five of six agencies," Fitzsimmons said.

Once approved, the transfer would give Emerald Heights at no cost to the Northwest Oregon Housing Authority, which plans to continue operating the neighborhood as low-cost rental housing.

LORENE BROCK, THE agency's executive director, said Tuesday that she had been aware since last week that Bush would veto the bill.

"It's not any surprise to me," she said. "It's nothing to get excited about. It will just mean a delay."

She acknowledged, though, that the transfer could be delayed until February of March, rather than January as first expected.

"As long as the housing stays in the affordable rental market, the purpose is being served," she said.

DAILY ASTORIAN 10/20/89

Tongue Point worker's award aids charity

The Boys and Girls Aid Society of Oregon has a few more financial resources to draw upon, thanks to a General Electric Co. award that was formally given to the organization Wednesday near Astoria.

Pattie Podmajersky, a contract administrative aide at the Tongue Point Job Corps Center, which is operated by General Electric Government Services, presented a $1,000 check to the society. On hand at the center to receive the check was Ruth Brodeur, associate state director from the organization's Portland headquarters.

Pattie Podmajersky

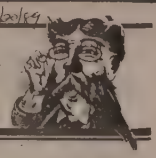
Podmajersky received the money in June as one of 27 General Electric employees worldwide who were honored for their community work as recipients of GE's Gerald L. Phillippe Award. It has been given since 1970 in memory of a former General Electric board chairman, who was himself active in volunteer work.

Each award winner gets $1,000 to be donated to a non-profit organization of the recipient's choice. Podmajersky designated the Boys and Girls Aid Society, through which she is a "shelter parent," providing care to teen-age boys who come from chemically dependent families.

Podmajersky and her husband, Paul, also are licensed foster parents through the state Children's Services Division.

DAILY ASTORIAN 10/20/89

In One Ear



Burglar proves no match for police

The entry on the police log sounded typical: An alarm had sounded in the wee hours of the morning at the Knappa Super Market, and a burglar was believed to be in or around the business. An officer went to the store to check out the report and found no signs that the building had been forcibly entered. But his instincts told him to check inside.

When he did, he found a female prowling around the pet food aisle of the store. The officer described the suspect as eight to nine inches long, weighing approximately five pounds and wearing, of all things, a black fur coat.

According to the usually serious, all-business police log, the store's owner refused to press charges against the cat burglar, so she "was taken into custody and released to continue on her nocturnal rounds."

**

The Bank of Astoria's president, CHERI SAVAGE, is going to Hawaii next week, but not on vacation. Savage's host will be the armed forces. She will be Clatsop County's representative on a trip sponsored by the Department of Defense and the Air National Guard designed to encourage employer support of the national guard and reserve programs. During the three-day tour, Savage will see Navy, Marine Corps and Air Force installations on Hawaii.

**

Speaking of Hawaii, Astoria High School senior JOSIE HEMEON is not having an easy time raising money for a trip to the Eagle Aloha Bowl on Christmas Day in Honolulu. Hemeon is an accomplished dancer and she has been invited to perform as part of an All Star Dance Team whose members will represent nine states. Their performance will be televised during half-time.

**

Because of his interest in the students of the Tongue Point Job Corps Center, Astoria resident ROSS ADAMS received a nice plaque during Wednesday's luncheon of the center's Community Relations Council.

Adams, who was accompanied to the luncheon by his wife, LOIS, was honored for three years of volunteer service as a mathematics tutor at the center.

Adams devotes a half-day each week to the center. He responded to the honor by explaining that he simply believes strongly in the Job Corps program and its worth to young people.

One bird's untimely roost blacks out area for hours

A roosting bird apparently caused an explosion at Pacific Power & Light Co.'s Youngs Bay substation Friday evening, leaving Astoria and much of the surrounding area without electrical power.

Jim Welch, the utility's North Coast area operations manager, said the bird apparently landed on the steel structure, stretched its wing and touched another section. In the heavy rain, the bird's actions caused an electrical short curcuit at the substation.

PP&L workers think the bird was a crow or a raven. "There really wasn't enough left to tell what it was," Welch said.

The explosion at 6:11 p.m. created a spectacular light show of green, yellow, white and blue at the substation. Traffic on West Marine Drive came to a standstill as motorists and passengers watched. Restaurants in Warrenton and the Seaside area, which were not affected by the outage, were swamped by hungry Astorians caught in the middle of making dinner.

"All I heard was an explosion and the lights went out, came back on and went out again," said Bill Koskela, who watched from his residence at the nearby Riverine Apartments. "Then I saw a big green cloud shoot into the air."

Astoria police Chief Ron Louie said the 911 emergency dispatch center was snarled by a flood of calls. "Please, emergencies or pertinent information only," he said.

Welch said 5,751 PP&L customers in Astoria, Emerald Heights, Blue Ridge, Tongue Point, Lewis and Clark and Olney lost electrical service. PP&L crews, who worked all night, restored power to Olney, Lewis and Clark and most of Astoria within one hour and 15 minutes. However, the Emerald Heights and Tongue Point Job Corps Center weren't restored until 4:51 a.m. Saturday. Eighty-seven customers in Blue Ridge remained without power until about 11 a.m. Saturday.

PP&L crews took time out to make temporary repairs to a power pole at 49th Street and Leif Erikson Drive that was struck by a car and broken.

Officials gather facts on Heights

By ANDREA KENNET
Of The Daily Astorian

DAILY ASTORIAN 10/27/89

Before local officials can talk much more about Emerald Heights, they need more facts and figures.

The transfer of the low-rent neighborhood to the Northwest Oregon Housing Authority awaits approval in Washington, D.C., and local officials who met this week said they realized they needed more information to be ready for the change.

Bill Barrons, Clatsop County's manager; Bob DeLong, Astoria's city manager; and Stuart Kamerman, superintendent of the Astoria School District, discussed the issue Thursday with Lorene Brock, NOHA director.

Formerly a Navy housing complex, the east Astoria neighborhood is home to about 1,200 people — or about one-eighth of the city's population. They live in about 300 low-rent units. Officials of the U.S. Labor Department, which inherited the complex when the Navy left Astoria years ago, want to transfer the neighborhood because they don't think serving as a landlord is part of the department's purpose.

The transfer, which Congress has approved, hangs in limbo because the authorization was tied into a funding bill that President Bush vetoed. The wide-ranging funding bill had included a provision regarding Medicare support for abortions, which Bush opposed.

Brock said Thursday she expected the transfer authorization to be approved "very soon." The actual transfer, however, won't occur until local officials and the housing authority work out payment arrangements for city, school and county services. The housing authority does not pay property taxes.

Meanwhile, the Clatsop County assessor will appraise Emerald Heights to give local officials a value base for the neighborhood. And, housing authority officials will research the cost for needed improvements, such as utility and roof repairs.

The federal authorization for the ownership transfer will require the housing agency to bring sewer and water systems up to current standards before the transfer takes place. NOHA is working out a financing plan that could involve a $1 million bond sale by the state housing agency for the improvements.

Soviets to tour local Job Corps facility

By JOHN FORTMEYER
Of The Daily Astorian

In a visit linked loosely to next summer's Goodwill Games in Seattle, 12 people from the Soviet Union will spend two days this week at the Tongue Point Job Corps Center near Astoria.

"It'll be fun," said center manager John Crosby about the Thursday and Friday visit by nine men and three women, ranging in age from 24 to 30. "They are essentially trades people who want to come over and see how we teach (American) youth to be in industry."

Job Corps is a residential and vocational training program for disadvantaged youths and is administered by the U.S. Department of Labor. The Tongue Point center is operated by General Electric Government Services under contract with the Labor Department.

CROSBY SAID THE Soviet group arrived in Washington, D.C., from Moscow on Oct. 23, and flew out to Seattle the next day. They stayed in Seattle through Thursday and spent the weekend at the Cascades Job Corps Center near Sedro-Woolley, Wash. They visited a Job Corps center near Moses Lake, Wash., Monday, and were to be at the Springdale Job Corps Center east of Portland today and Wednesday.

After their Tongue Point visit, they will return to Moscow, by way of Seattle and then Washington, D.C. GE Government Services is picking up part of their air travel costs, said Crosby.

Meeting them in Seattle last week were Bill and Sandy Snegnv, who are enrolled at Tongue Point and are both fluent in Russian. Crosby said they volunteered to serve as translators for the visitors.

Crosby said the group would look mainly at Tongue Point's classes in four trades: bricklaying, carpentry, sign designing and painting. But they will also be free to tour the entire center.

"They are here, ostensibly to observe our methods of teaching," Crosby said. "I think it'll be quite fascinating for them."

The group, which will stay Thursday night at Astoria's Red Lion Inn, will be treated to a luncheon in their honor at noon Thursday at the center.

CROSBY SAID THE idea of introducing the Soviets to the Job Corps program grew out of preparatory work that Job Corps is doing for the Goodwill Games, which will be held July 20 through Aug. 5 in Seattle. Similar to the Olympic Games, the Goodwill Games are sponsored by cable TV mogul Ted Turner; the first games were held in Moscow in 1986.

Crosby said Tongue Point and other Job Corps students have been helping out in a variety of ways, such as constructing barricades and building platforms for the games.

Twelve Soviet workers display diplomacy at Job Corps center

By WEB RUBLE
of The Oregonian staff

CORBETT — Twelve Soviet workers watched an American body and fender man pull a dent out of an automobile body Thursday at the Springdale Job Corps Center.

The workers, who all come from the Moscow suburb of Nsro-Fominsk, nodded politely at the explanations by Soviet interpreter Alexander Panychev. Some asked questions. Some even showed modest enthusiasm.

It was clear they were budding diplomats, since it was the third Job Corps center they had toured in five days. They will visit a fourth Thursday.

The group of Soviet tradesmen is in the Northwest as the Soviet Union's vanguard to prepare for the 1990 Goodwill Games next summer.

The games will bring together 2,500 athletes from the United States, the Soviet Union and more than 50 other countries for head-to-head competition in 21 amateur sports from July 20 to Aug. 5 in Seattle, Tacoma, Spokane and the Tri-Cities. The first Goodwill Games were launched by the Soviet Union in Moscow in 1986.

The Soviet workers, who ranged in age from 24 to 31, were relatively new in their own trades. They were on tour to foster goodwill and to witness American trades training and the techniques Job Corps trainees were using to prepare materials, signs and equipment for the games.

"We sing into the night. We hope it doesn't disturb."
— Alexander Panychev

Their visit is being sponsored by the Goodwill Games Organizing Committee in Seattle, General Electric Government Services and Management Training Corp. The Job Corps is host.

Galina Rodionova, a plasterer, and Elena Rusachkova, a designer, said they were enjoying the tour and sightseeing trips such as a view of Multnomah Falls.

Rodionova explained that it was a once-in-a-lifetime experience for them and might be the only chance they ever get to meet Americans directly.

Maya Shtykova said that their tour had a busy schedule that left little time for meeting the locals. She said they had liked staying with host families in Seattle.

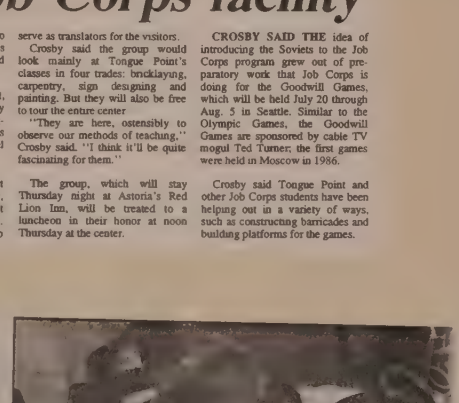
Igor Novikov, a plasterer, was reserved and apparently not impressed with the body shop. He said he would rather see larger factories or construction projects.

Russachkova said the computerized sign-making was new to her and fascinating. Vitaly Rudakov, a carpenter, said he was interested in some of the equipment he saw, especially a large table saw in one of the Job Corps' workshops. He said he would like such equipment at Moscow construction sites.

He also called attention to "how very kind and friendly (Americans) have been."

Panychev said Soviets like to sing and that about four of the visitors brought guitars.

"We sing into the night. We hope it doesn't disturb."



The Oregonian/ROGER JENSEN

Soviet tradesman Alexei Murachev takes his turn at sign painting at the Springdale Job Corps Center. He and 11 other Soviet workers toured the Portland area Wednesday.

Soviets give Job Corps 'thumbs up'

Dozen visit center during regional tour

By JOHN FORTMEYER
Of The Daily Astorian

A two-day visit of 12 Soviet trades workers to the Tongue Point Job Corps Center got off to a very friendly and enthusiastic start Thursday — in fact that didn't surprise Bill Snegriv

Snegriv gave the "thumbs up" sign, which he says the visitors have offered repeatedly since their arrival in the Pacific Northwest Oct. 24.

"It's been that, everywhere we went," said Snegriv, a Tongue Point student who has accompanied the group throughout the region as an interpreter

A spirit of good will — perhaps inspired by preparations they have observed for next July's Goodwill Games in Seattle — has dominated the trip everywhere they have gone, the Soviets told their Tongue Point hosts during a luncheon after their late-morning arrival

"Everywhere, Americans have welcomed us with warmness and kindness," a group spokesman, Yaroslav Yanow, told those assembled through another interpreter, Alexander Panychev

"Our visit is perhaps a little contribution to developing improved relations."

"You do us a great honor by coming here," Tongue Point Director John Crosby told the visitors. "For us who dream of world peace, and the fact that our countries are perhaps closer now than they've been since the 'Great Patriotic War,' or World War II, this makes us very excited."

The Daily Astorian—KENT KERR

At the Tongue Point Job Center Thursday afternoon glazier instructor Pat Carter, right, showed two Soviet visitors, Alexander Panychev, center, and an unidentified Soviet carpenter, glass frames made of metal called mutons.

THE 12 ARE visiting several Northwest Job Corps centers to observe how American youths are taught to work in industry. Job Corps is a residential and vocational training program for disadvantaged youths and is administered by the U.S. Department of Labor

The visit is also loosely tied to the Goodwill Games, which are modeled after the Olympic Games and were first held in Moscow in 1986. The Soviet group has observed work going on at various Job Corps centers for the Seattle games. Tongue Point, for example, is helping construct barricades and build award platforms

The group spent three days in Seattle last week, then visited Job Corps centers in Washington near Sedro-Woolley and Moses Lake and the Springdale Job Corps Center east of Portland. Several of the Soviets wore colorful "Moses Lake, Washington" sweatshirts Thursday, just one of many souvenirs they are amassing on their trip

They received more at Tongue Point. On behalf of the center's contracted operator, General Electric Government Services, Deputy Director Herschel Lamb gave the visitors notebooks and Astoria sweatshirts. Astoria Mayor Edith Henningsgaard gave them pins denoting the city, and the Soviets in turn gave Henningsgaard a scarf, a decorated plate and candy

NOTING THAT ASTORIA already is a popular stay for Soviet fishing vessels, Henningsgaard welcomed the additional contact with the country

"We're happy to have you here so we can have further interchange and have more good friends," she said

After the lunch, the group had a general tour of the Job Corps center, and went to visit Seaside Thursday night. After an overnight stay at Astoria's Red Lion Inn they were to spend more time this morning observing various vocational programs at the center, including masonry, carpentry and painting. They were also to take a Columbia River excursion today in the center's tugboat before leaving on what will eventually be their return trip to Moscow

In much of the tour Thursday, the group listened politely as Snegriv and Panychev translated the descriptions offered by Craig Wiits, the center's vocational manager. But when they came to such construction-related classes as glazing and carpentry, their interest seemed to peak and a lot of questions and answers were exchanged

VLADIMIR ILYIN, A construction engineer, said the Soviets have their own two-year program, similar to Job Corps. He said the teaching and construction methods in the two nations are much the same, except perhaps for how individual homes are built

Ilyin said the Soviets would return home with a deep appreciation for the people and places they've seen in this part of America

"Naturally, all these places will be in our memories all of our lives," he said

Local women knit hopes for peace

By NANCY BUTTERFIELD
Of The Daily Astorian

For the past two years, a group of Astoria women has joined knitters around the world making children's sweaters to auction for peace

Dubbed "PeaceKnits" because proceeds from the auction will be donated to the Oregon Peace Institute, the fourth annual auction of children's sweaters is scheduled for Sunday in Portland at The Old Church, 1422 S W 11th St. Auctioneer will be Portland attorney John Platt

Money raised at the auction will help fund the work of the institute's three educational projects. The OPI Center, a clearinghouse for information on local and national peace organizations; the OPI peace and non-violent conflict resolution curricula for Oregon's schools; and The Peace Channel, a series of films and videotapes shown on cable and broadcast on television nationally

According to Elizabeth Furse, director of the institute, "We have about 60 knitters," including international donors such as a Palestinian woman living in London. PeaceKnits was inspired by the memories of women knitting for the war effort during World War II, according to Prue Douglas, Nehalem, a board member of OPI. "PeaceKnits is the opportunity to knit for peace," Douglas says. Other board members include Sen. Mark Hatfield, Rep. Les AuCoin, Oregon Secretary of State Barbara Roberts and Matthew Prophet, superintendent of Portland Public Schools

WITH OFFICES ON the fifth floor of the Gallena in Portland, Furse believes the institute's availability to young people will give them specific things to do to further peace. The non-profit institute operates a retail and catalog operation out of the office and markets merchandise with a peace theme such as cards, clothing, jewelry, books, games and posters

Douglas says the sweaters usually are auctioned for $20 to $100, and, she adds, that's really a good buy, "because the sweaters need to be well-enough constructed to go through three kids."

McLaren Innes, Michal Tocchini, Cass Pollard, Pattie Podmajersky, and Shirley Cross, all employees at the Tongue Point Job Corps Center in Astoria, read about the project and in 1987, with 12 backers, began knitting what would become their first contribution to the auction. The backers helped defray the cost of materials. This year, the five knitters, this time covering the cost of materials themselves, have made 10 sweaters for Sunday's auction

According to Innes, the work of the institute and the PeaceKnits are "redefining the meaning of peace. Conflict can be resolved without violence and the continuation of the species is ensured. In addition, I love to knit. I learned at my grandmother's knee. I'll use any excuse to knit."

Close to 100 knitters from Iran, China, England, Australia and practically all the states in the United States and from Canada have participated this year and about 60 of those are knitting in Oregon. In addition to the Astoria women, south county knitters are adding their work to the effort and include Bonnie Lively and Sandy Sitzman, who own Woolens and Woods in Cannon Beach, Ann Driver, Helen Meinicke, Lola Fisher and Susan Reimer. Sitzman, of Banks, also owns her own business, Wool Gatherings, raises sheep and is a teacher of spinning. She's using yarn from her own sheep that she has hand spun to knit her PeaceKnits

The Daily Astorian—NANCY BUTTERFIELD

Knitting for peace are, from left, Michal Tocchini, Pattie Podmajersky, Cass Pollard, McLaren Innes and Shirley Cross.

THE MAJORITY OF PeaceKnits are made from washable wool, cotton or blends that are selected by the knitters. Some are made from wool sent to OPI from Iceland. And some are made from Peace Fleece, a blend of Soviet and American wool that is a story in itself.

Peace Fleece was originated by Peter Hagerty, a Maine sheep farmer who traveled to the Soviet Union on his own in 1985 to try and convince the authorities that combining the wool of the two countries would further the cause of international peace. Overcoming initial reluctance with native Maine stubbornness, Hagerty was successful and Peace Fleece was born

The yarn comes in colors such as Borscht, Elbe Blue, Perestroika Pink, Grass Roots, Volgassippi Blue and Soyuz Apollo Blue. To order Peace Fleece, which is not available in stores, knitters should contact a local yarn shop

DAILY ASTORIAN
NOV. 10, 1989

Donation from oil company fuels seamanship program

By JOHN FORTMEYER
Of The Daily Astorian

An oil company subsidiary that has hired graduates of a local seamanship training program is helping keep the classes afloat — literally.

ARCO Marine Inc. on Thursday donated a year's supply of marine diesel fuel to the program, based at the Tongue Point Job Corps Center near Astoria.

The donation of 15,000 gallons of fuel — valued at $10,500 — was made by ARCO Marine President Jerry Aspland at a morning ceremony at the center's docks. About 20 people were present, including officials from ARCO and the Job Corps program, congressional staff members and Astoria Mayor Edith Henningsgaard.

The fuel will be used by the center's training ship Betsy Ross, which was acquired last December from the federal General Services Administration. The vessel is used to train up to 60 youths. It was acquired with the help of U.S. Sens. Mark Hatfield and Bob Packwood and 1st District U.S. Rep. Les AuCoin.

JOB CORPS, A residential and vocational program for disadvantaged youths, is administered by the U.S. Department of Labor.

Accepting the donation Thursday were John Crosby, the center's director; Jack Krois, Northwest regional director for the Job Corps; and Jack Newbold, the seamanship program's chief instructor.

The Coast Guard-certified seamanship program is the only Job Corps program nationwide to offer seaman training and certification. Each student receives 2,000 hours of training during a 14- to 16-month period.

ARCO Marine Inc., a marine subsidiary of Atlantic Richfield Co. based in Long Beach, Calif., operates a fleet of 10 tankers carrying oil from Alaska. One of those vessels, the ARCO California, is currently docked at the Port of Astoria.

"The seamanship training program is an important resource to our industry, and we welcome this opportunity to help," Aspland said.

Jerry Aspland

His company, he said, is constantly challenged to find qualified people. "We are finding it very difficult to get certified people to go to sea," he said.

Aspland added, however, that two graduates of Tongue Point's program were hired by ARCO and that it was obvious they had been well-trained.

Crosby, Newbold and Krois all expressed appreciation for the company's gift.

"IT REALLY GIVES us a shot in the arm," Newbold said as the fuel was bunkered into the boat's 20,000-gallon tank.

Krois said the fuel would help the Betsy Ross get to Seattle next summer for its planned stay there during the 1990 Goodwill Games.

Tagged elk from the Jewell Meadows Elk Refuge peer between sideboards of a wood and steel cage built by Tongue Point Job Corps Center students.

Jewell elk travel in style

Job Corps students' idea helps agency

By JOHN FORTMEYER
Of The Daily Astorian

JEWELL — An investment of several weeks' time by a Job Corps class near Astoria is going to save even more time in the long run for state wildlife workers here.

About 12 of instructor Cheryl Johnson's welding students at the Tongue Point Job Corps Center are now building the second of two cages for transporting elk from the state Department of Wildlife's Jewell Meadows Elk Refuge. Job Corps, a residential and vocational training program for disadvantaged youths, is administered by the U.S. Department of Labor.

Eddie Miguez, the refuge's interim manager, said the new cages would make transporting elk to other parts of the Northwest a lot easier.

"In the past, we've used racks similar to what most stockmen would to haul cattle with, except that ours had a top," he said. But he said the task of putting the units together and mounting them on trucks was very time-consuming, sometimes taking most of a day.

THE NEW STEEL cages, each of which weighs about a ton, are solid units, each with a floor, top and plywood side walls. The lumber is spaced to provide adequate ventilation for the animals.

Each unit is about 15½ feet long, 7 feet wide and 6 feet high. Each takes about four weeks to build, Johnson said. The first was delivered to the Jewell refuge Nov. 2.

The state government is covering the cost of materials, which will total about $2,500 for the two cages, Miguez said.

He said the project resulted from a conversation he had with some Tongue Point students who were out one day on a picnic and viewing elk at the refuge. They told him they were interested in doing special projects for the facility.

Thinking later that the cages might be a suitable project, Miguez contacted Craig Wiits, the Job Corps center's vocational manager, who then contacted Johnson and her class.

"THEY DID AN excellent job" building the first cage, Miguez said. "We used it to haul elk yesterday and it's on the road now. It's going to work out beautifully."

Last week the cage was transporting several elk to the Clackamas River area in the Mount Hood National Forest, part of a three-year effort involving 120 elk.

"We try to relocate surplus animals to areas that have low elk populations," he said.

Miguez said the cages would also be used to move some animals in Washington state.

The cage full of elk is mounted on the back of a truck, its cargo bound for the the upper Clackamas River area.

DAILY ASTORIAN 11/10/89

The Daily Astorian—KENT KERR

Hands-on

Lewis Nimmo, an emergency medical technician with Medix Ambulance Service Inc., directed Robert Loehr, right, and Melissa Goldfinch as they used Medix equipment to practice immobilizing Brian Coyne Wednesday afternoon as part of a Tongue Point Job Corps Center health occupation class. Medix took the advanced equipment to the center to give the students an opportunity to practice. Along with Nimmo, Medix personnel Mark Lamphiear and Darin Mackey demonstrated, explained and helped the students practice with gear that included a cardiac monitor defibrillator, military anti-shock trousers and endotracheal intubation equipment.

DAILY ASTORIAN 12/5/89

Enclave transfer hurried

January deadline comes as surprise

By ANDREA KENNET
And JOHN FORTMEYER
Of The Daily Astorian

The federal government says the transfer of the Emerald Heights neighborhood must be completed by mid-January, leaving local officials shocked and upset by the speedy deadline.

Lorene Brock, director of the Northwest Oregon Housing Authority, which would assume ownership of the former Navy housing complex under the proposed transfer, said the federal legislation President Bush signed Nov. 21 requires the transfer to be completed within 60 days, or about Jan. 21.

Brock said she and the U.S. Department of Labor's regional office in Seattle learned of the deadline late Thursday, and she immediately began notifying local officials. The Department of Labor, which now owns the neighborhood, wants to get out of the landlord businesses and has declared the property excess to its needs.

Local officials thought they had more time to negotiate crucial payment arrangements for city, school and county services. The housing authority pays no property taxes, but the local governments and the Astoria School District hope to negotiate some sort of payment from NOHA to cover at least part of their expenses. Brock has said her agency and the Oregon Housing Authority, which would initially receive the property, would not accept Emerald Heights before a payment plan was finalized.

But in light of the 60-day deadline for the transfer, Brock says she now needs word by Sunday from the city, county and school district as to whether those agencies will support the transfer. She needs to know for a meeting on Monday with the Department of Labor. The meeting is scheduled for 9 a.m. at the Tongue Point Job Corps Center.

"If the local governments are not in support (of the transfer) we would have to say we don't want it (Emerald Heights) and we won't accept it," she said. The state housing agency also would refuse the property under that condition, she added.

Officials of the Astoria city government and the Astoria School District said they doubted they could have word to Brock by Sunday. County manager Bill Barrons said this morning he hoped to have an informal answer for Brock by then but the Board of County Commissioners is not scheduled to discuss the topic until its regular meeting on Dec. 13.

"It's sort of like saying I'll buy a new car without knowing what the price is," said Loran Mathews, a member of the Astoria City

DAILY ASTORIAN 12/7/89

AuCoin chastises Heights parties

Quit your whining and get to work.

That's the gist of the message U.S. Rep. Les AuCoin is sending today to local government, school and housing officials who say they were caught off guard by a 60-day deadline to transfer ownership of the Emerald Heights neighborhood in east Astoria.

"Les is sending a letter to all parties involved letting them know that he believes they've had ample time to negotiate these issues," said Chris Pierce, an aide in the congressman's Portland office. "And he is sending staff to Astoria Monday to review the progress they've made."

"The gist of this letter is, people have known. Whether it was going to happen in 60 days or 90 days or whatever, people have known for months that this transfer was hopefully going to take place. It hasn't been a secret," Pierce said.

"There's probably no single story that has been more thoroughly covered by The Daily Astorian this year. I would imagine," he added.

The simple, two-sentence legislation states the former Navy housing complex will be transferred from the U.S. Department of Labor to the Oregon state government within 60 days of enactment. President Bush signed the legislation Nov. 21, making the deadline Jan. 21. The state government plans to quickly turn over ownership to the Oregon Housing Authority, which in turn will transfer it to the Northwest Oregon Housing Authority for low-income housing.

But officials contend there isn't adequate time for delicate negotiations for in-lieu-of-tax payments by NOHA for city, county and school services. NOHA doesn't pay property taxes, and the ownership transfer bill doesn't require payments.

Emerald Heights is home to about 1,200 people — equal to one-eighth Astoria's population — who live in about 300 rental units.

"If people weren't aware of the 60 days I apologize for that. If I had it to do all over again I would have sent copies of the bill around in July," Pierce said.

He and Ron Fitzsimmons, an aide in AuCoin's Washington, D.C., office who helped draft the legislation, said the 60-day clause was in the original version of the bill AuCoin introduced last June. Fitzsimmons said the measure was written with input from Lorene Brock, NOHA's director.

Brock told the Astoria City Council Monday she didn't learn of the deadline until last Thursday. She also said regional Labor Department officials were just as surprised.

In light of that discovery, Brock told city, county and Astoria School District officials she needs word by Sunday whether those entities will still support the transfer.

"If the local governments are not in support, we would have to

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say we don't want it and we won't accept it," she told the council.

A meeting involving representatives of the city and county governments; the school district; local and state housing authorities; the Labor Department; and Job Corps, which is now serving as the landlord for Emerald Heights tenants, is scheduled for 9 a.m. Monday at the Tongue Point Job Corps Center.

General Electric Government Services manages Emerald Heights and the Job Corps center under contract with the federal government.

The City Council will hold a special meeting at noon Friday to discuss the issue.

Confusion also exists about whether the 60-day deadline is firm. Pfizsimmons told The Daily Astorian it was "basically boilerplate language" intended to spur action, but the transfer could actually occur later. Pierce, however, said the deadline was absolute. "It is law," Pierce said.

Jack Krois, regional director for Job Corps, said Labor Department officials had told him the transfer would take place by Jan. 21.

The debate over the clause really doesn't matter, Pierce said. There is still six weeks to work out a payment arrangement, he said.

Meanwhile, the current tenants of Emerald Heights are uncertain about their future and upset by the confusion among officials, according to Bud Ashcraft, co-chairman of the tenants association. "We have heard everything from, 'We have to be out by the first of the year' to, 'Don't worry, nothing's going to happen anyway,'" he said.

DAILY ASTORIAN 12/6/89

Decision about Heights money jolts officials

By JOHN FORTMEYER
And ANDREA KENNET
Of The Daily Astorian

The Northwest Oregon Housing Authority is willing to pay up to 10 percent of the net rent received in Emerald Heights for local government services to the neighborhood in east Astoria.

The housing authority board's decision Thursday took local government and school officials by surprise.

Also, housing agency officials, at their regular monthly meeting Thursday, reviewed a projected budget that proposes about a 30 percent increase in rents in the neighborhood, effective March 1.

Lorene Brock, NOHA executive director, called the 10 percent figure a nationwide standard for low-rent public housing projects. She said it was uncertain how that 10 percent would be split among the various agencies.

Several local officials expressed surprise about the timing and nature of the action.

But Brock this morning strongly defended the board's decision. She said it was a necessary starting point for negotiations that must be concluded in a matter of days.

"WE'VE GOT TO start doing something instead of sitting back and waiting," Brock said. "The intent of the board yesterday was to start negotiations without waiting and waiting and nothing happening."

Brock's agency is under strong pressure from a congressionally imposed Jan. 21 deadline to complete transfer of the neighborhood from its current owner, the federal Department of Labor, through the Oregon state government to the local housing authority.

Emerald Heights is home to about 1,200 people — one-eighth of Astoria's population — who live in about 300 rental units.

Until this, local officials thought they had more time to negotiate crucial payment arrangements for city, school and county services. The housing authority pays no property taxes, but city and county governments and the Astoria School District hope to negotiate some sort of payment from NOHA to cover at least part of their expenses.

Brock said it was important for the housing authority board to take action Thursday because its next regular meeting would not be until January. She emphasized that the housing authority could still back out of the transfer if things weren't worked out in a fashion acceptable to the local governments.

But Stuart Kammerman, school district superintendent, said NOHA's action Thursday didn't follow a plan of action he said was worked out several months ago among Brock and several local officials. He said that plan called for the various agencies to first have more information in hand, such as the total assessed value of the Emerald Heights neighborhood.

THAT, PLUS THE sudden Jan. 21 deadline that this week surprised local officials, is upsetting, he said.

"It's a herky-jerky way to run the railroad, but hopefully we'll resolve it in a positive way," he said.

The only housing authority board member to abstain from Thursday's vote was Clatsop County Commissioner Sally O'Donnell. O'Donnell said afterward that she had no idea before the meeting that formal action on Emerald Heights would occur.

O'Donnell said she and fellow county commissioners Pat Wallace and Vickie Barrett, who also attended the meeting, thought the action was premature.

"I'm concerned that NOHA has not addressed the potential problems in enough depth that could arise from suddenly finding ourselves in charge of a small city,

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Transfer

Continued from Page 1

Council and support services director for the Astoria School District.

"The way the whole thing is transpiring is asinine," he added.

The local jurisdictions and NOHA thought they had until March or even as late as May to complete the negotiations. In fact, talks had been suspended until January while the Clatsop County tax assessor came up with a value for the neighborhood. The assessor is now expected to come up with an assessment by Dec. 15.

Besides the payment for services, several other issues must be cleared up before the transfer.

'The way the whole thing is transpiring is asinine.'

—Loran Mathews

The legislation requires NOHA or the state housing agency to upgrade the antiquated sewer and water system. The Department of Labor must remove and dispose of 15 to 17 electrical transformers that contain dangerous polychorinated byphenyls, or PCBs.

About 1,200 people, or about one-eighth of Astoria's population, live in about 300 low-rent units in the neighborhood. Although Emerald Heights residents can use the Astoria library and recreation programs as city residents, they receive firefighting services from the Tongue Point Volunteer Fire Department. General Electric Government Services, which manages the Job Corps Center and Emerald Heights under a contract with the federal government, pays the city government for limited police service.

Brock also announced her agency's plans for Emerald Heights. NOHA would develop a five- to seven-year plan to sell about 200 units to current or incoming tenants who otherwise could not afford to buy homes. The property would not be available to developers. Once sold, the units would be placed on the property tax rolls.

NOHA would retain about 100 units. Fifty to 75 units would be designated for low-income families with some form of rental assistance provided. The rest would be used for special needs, such as temporary housing for homeless families and battered spouses with children.

Heights

Continued from Page 1

with its obvious problems," O'Donnell said.

Astoria City Manager Bob DeLong said he knew the NOHA board would meet Thursday but that he had no indication that action on Emerald Heights would be taken.

"I would hope that we would not be coming to the table with a 'take it or leave it' posture," DeLong said. "That's not productive negotiations. I believe that both parties are negotiating in good faith and will continue to do so."

DeLONG WAS ALSO surprised to learn that the NOHA board in June authorized Brock to sign any documents required to effect the transfer. "That tells me this decision was made on June 8, some time ago," he said.

NOHA estimates total in-lieu-of-tax payments, based on projected rents, of $33,352 from February through June 1990, $61,978 for the full 1990-91 fiscal year, and $86,540 for the 1991-92 fiscal year.

The proposed budgets, which have not yet had formal action by NOHA, call for rents in the neighborhood to increase about 30 percent by March. Rents now range from $188 monthly for a small two-bedroom unit to a $298 for a single, four-bedroom unit. The proposed increase would mean a $245 rent for the two-bedroom unit and a $390 rent for the four-bedroom apartment.

The Astoria City Council was to discuss the Emerald Heights negotiations today at a special noon meeting. The neighborhood will also be extensively discussed at a 9 a.m. meeting Monday, sponsored by the Labor Department. That agency has issued limited invitations to that meeting, to be held at the Willamette Savings and Loan Co. office in Astoria.

DAILY ASTORIAN 12/1/89

Heights focus of large meeting

Federal and state officials are in Astoria today to try to tie up the multitude of loose ends on the Emerald Heights transfer, but local officials made it clear Friday they're in no mood to be rushed.

At last count, more than 30 people — representing a wide variety of concerned public and private agencies — were to take part in a meeting today, sponsored by the federal Department of Labor.

Ted Thompson, a retired Tongue Point Job Corps Center worker who is coordinating the Emerald Heights transfer for the Labor Department, said the officials would come today — many from great distances — assuming that concrete decisions will be made.

"They're coming here to transfer it," Thompson told the Astoria City Council at a special meeting Friday, referring to the neighborhood.

But officials of the city government and the Astoria School District — upset last week by both a surprise deadline for action on Emerald Heights and unexpected related action by another local agency — expressed deep frustration. They said they needed far more information before making decisions.

"HOW CAN WE say we're ready to do anything?" asked Loran Mathews, a city councilor and the school district's support services director.

Emerald Heights is a federal enclave in east Astoria. It is home to about 1,200 people — one-eighth of Astoria's population — who live in about 300 low-cost rental units. It is owned by the Labor Department, which dislikes being the neighborhood's landlord and wants to transfer it to the Northwest Oregon Housing Authority under special federal legislation signed Nov. 21 by President Bush.

The local officials were surprised this month to learn the legislation specifies a Jan. 21 deadline for the transfer. They said they were never told of the deadline, and that more time was needed to work out the many complicated issues surrounding the neighborhood.

But U.S. Rep. Les AuCoin, D-1st District, last week scolded the local officials, telling them by letter that they've known for months that the transfer was in the works. "Les AuCoin is furious," Mayor Edith Henningsgaard acknowledged at Friday's meeting.

"It's all right, he can be furious," responded Mathews, openly aggravated by the pressure facing local officials. "It's not his hide that's going to be in the barn."

Stuart Kammerman, Astoria's school superintendent, said he was offended by AuCoin's letter. "Ninety percent of the community is looking to us to protect their rights," he said. "We are not acting in a manner of incompetency."

THE CITY AND school officials were also surprised and irked by the housing authority board's decision Thursday to pay up to 10 percent of the net rent received in Emerald Heights for local government services. That is estimated at $61,978 for the 1990-91 fiscal year.

With the estimated annual cost for city services alone estimated at up to $500,000, NOHA's offer to all local governments is sorely deficient, the local officials agreed.

"What they (NOHA) are asking for is $450,000, and we're saying no, and looking bad for it," said City Council member Willis Van Dusen. "I think NOHA has put us in the position of looking like bad guys."

"There's no way in the world that I can see to accept this," agreed Councilor Bob Ellsberg.

"This just doesn't even make sense, for (serving) 1,200 people," Mayor Edith Henningsgaard said.

No representatives of the housing agency attended Friday's meeting.

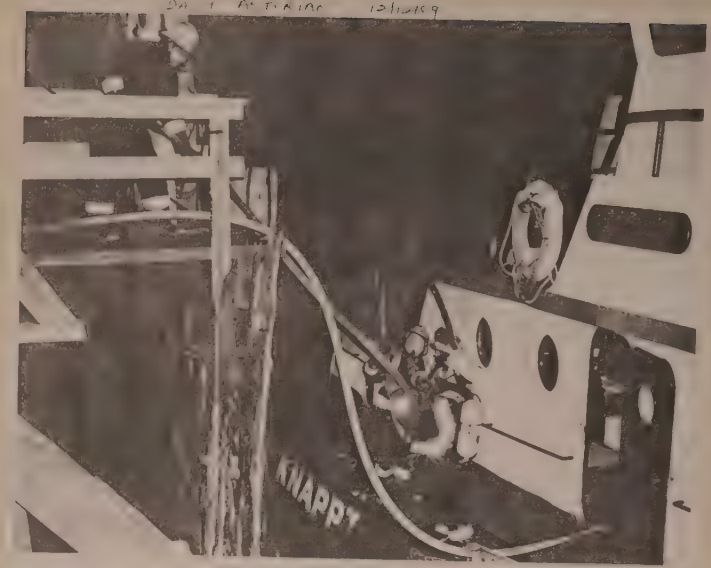
DeLong said he was choosing to treat the NOHA board action as simply "an additional piece of information — some positioning" for continued negotiations.

A discussion on the potential cost of water, electrical and other utility improvements followed. Thompson said the housing authority had been incorrect in saying the neighborhood's sewer lines were in poor shape.

BY MEETING'S END, the City Council and Kammerman said the only commitment they could make was to more talks with NOHA. They agreed that the interests of the taxpayers must be protected, but that it was also vitally important to preserve the neighborhood's housing stock.

Julie Snyder of Clatsop Community Action Inc. emphasized the severity of the local housing crunch.

DAILY ASTORIAN 12/1/89



The Daily Astorian—ANDREA KENNET

Fire down below

Tongue Point volunteer firefighters unload fire hose from the deck of the Knappton Corp. tug Betsy L after Astoria firefighters put out a stubborn fire in the 72.7-foot tug's engine room early this morning. Tug captain Royce Hill called firefighters to the Knappton Corp. dock at the foot of 14th Street at 2:30 a.m. after the boat returned from a trip. Portions of Marine Drive and 14th Street were closed to vehicle traffic until firefighters cleared the scene at about 4 a.m.

Lenard Hansen, assistant Astoria fire chief, said an air pressure system used to keep brakes off a propeller shaft failed, leaving the brake to chafe against the shaft. The rubber brake then overheated and ignited, he said. Because the fire was in a concealed area, firefighters had difficulty locating and reaching it, he said. Firefighters flooded the engine room and bilges with fire supressing foam to keep the fire contained to the shaft area.

Hansen estimated damage to the $2 million vessel at $1,000.

DAILY ASTORIAN 12/1/89

Heights tenants edgy about future

Uncertainty main worry, several say

By JOHN FORTMEYER
Of The Daily Astorian

The longtime rental contracts on their aging homes are about to end, new contracts aren't yet guaranteed, and they may have to pay sharply increased rents if they get to stay.

They make up a huge chunk of Astoria. And they are uptight — scared, some say.

They are the people of Emerald Heights.

After more than a year of seeing their neighborhood in the headlines, many of the 1,200 people who live in the federal enclave in east Astoria — one-eighth of the city's population — feel more uncertain than ever about their future.

Although Congress and even President Bush himself have acted recently regarding Emerald Heights, local negotiations to confirm future management of the low-rent neighborhood haven't gone smoothly, and some residents say they're confidence in the process is deteriorating.

"It seems like it keeps getting worse instead of better," says Bruce Sanders, an 11-year resident.

The Daily Astorian—KENT KEISER

Emerald Heights resident Daphne Taylor, holding her 15-month-old daughter, Jacqueline, says she and many of her neighbors are confused and anxious about their future.

"Everybody's scared that they are going to have to move," says Tori Taylor, a one-year tenant.

"WE ARE VERY confused," agrees her daughter, Daphne Taylor, as she looks out her front door with her own daughter, 15-month-old Jacqueline. "One minute we don't know if we're being evicted, or the next minute, what we're facing."

Sandy Moore, another resident, says she and her 17-year-old son plan to move out of Emerald Heights because of all the uncertainty. But her neighbors, while sharing her concern, can't all afford to do the same, she adds.

Everybody's just in a panic, Moore says. There's not comparable housing anywhere.

The people just don't trust anymore," says Bud Ashcraft, co-chairman of the Emerald Heights Tenants Association. They feel too many things have gone on behind closed doors without their input."

The task of gaining the residents' confidence falls on the Northwest Oregon Housing Authority — an Astoria-based agency that would, under federal legislation signed by Bush last month, assume ownership and management of Emerald Heights come mid-January.

NOHA OFFICIALS AND representatives of local governments agree that they desire to preserve the neighborhood's housing stock and see no one evicted. But federal officials say that depends on whether NOHA and local officials can agree very soon about who will pay for extending government services to Emerald Heights.

The federal Department of Labor has long owned and managed the neighborhood but is intent on getting out of the landlord business. Because running the neighborhood over to NOHA would keep the property off the tax rolls, the housing authority must agree to make in-lieu-of-tax payments to the city and Clatsop County governments and the Astoria School District to help cover the cost of those services.

Labor Department officials say that if those talks break down and no agreement is reached, they'll have little choice but to begin evicting tenants and turn the neighborhood over to the federal General Services Administration to be marketed.

Meanwhile the neighborhood's current contracted operator, General Electric Government Services, plans within days to issue 30-day notices terminating the current rental agreements effective Jan. 21, which is the federal deadline for the transfer.

Although NOHA plans to almost simultaneously explain its own plans to continue the rentals, receiving the termination notices from GE is going to alarm a lot of people, many of the residents agree.

"THE ONLY THING they are going to understand is possible eviction," Ashcraft says. "This is really going to panic a lot of people."

It's all happening [illegible] been said that I can't say [illegible] Heights resident. "That's what's going to cause panic."

It's surrounded with fear and misinformation. Moore says.

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Related story, Page 3

DAILY ASTORIAN 12/5/89

Assessor: Neighborhood valued at $4.66 million

By JOHN FORTMEYER
Of The Daily Astorian

If Emerald Heights were on the tax rolls today, the tax revenue it would generate would be roughly twice what a local housing agency has offered to pay in lieu of taxes, according to Clatsop County Assessor Glen Jones.

Jones on Wednesday completed his appraisal of the Astoria neighborhood's 65-acre housing complex, determining its current market value to be $4.66 million.

Based on the current Astoria tax rate of $32.92 per $1,000 of assessed property value, the complex would have been produced taxes of $153,647 this year, Jones said.

He said that averages out to about twice what the Northwest Oregon Housing Authority last week proposed to pay annually in lieu of taxes, for local government services.

The housing authority, which would become the neighborhood's owner Jan. 21 under recently passed federal legislation, has offered to pay 10 percent of net rents received, or an estimated $61,978 in 1990-91 and $86,540 in 1991-92.

If the transfer is to occur, the agency must soon reach agreement with local governments on those payments, federal officials have said.

"It looks like there's some room for negotiations," Jones said regarding the gap between NOHA's offer and his revenue estimate. The appraisal had been requested by County Manager Bill Barrons.

Emerald Heights is home to about 1,200 people — one-eighth the city's population — who live in 300 low-cost rental units. The U.S. Department of Labor, the neighborhood's longtime owner, has declared its intent to get out of the landlord business.

In addition to the complex, Jones estimates a $40,000 value on 197 acres of surrounding timberland that the Labor Department also owns. If a taxable entity owned it, they would normally sign up for a special assessment, he says.

But Jones said the $40,000 is only for the bare land, and does not include the value on the timber now standing there.

Barrons said a date hasn't yet been set for more negotiations between NOHA and the county and city governments and the Astoria School District, but that he expects the talks to resume next week.

Tenants

Continued from Page 1

Ashcraft says the tenants are also upset by some of NOHA's proposals for the neighborhood, including a possible 30 percent rent increase by March 1, and sales of as many as 200 units over five to seven years.

The proposed increases, which have not yet been formally acted upon by NOHA, would boost the rent for a two-bedroom unit from $188 to $245 monthly, including utilities, and from $298 to $390 for a four-bedroom unit.

"Most people feel the 30 percent increase is far in excess of what they can afford," Ashcraft says.

Among them are Tori Taylor, who is on disability and has a fixed $500 monthly income, and Myra McKee, an 83-year-old who has a $600 monthly income.

"It's hard to find another place," Taylor says. "Have you looked at the rents in town lately?"

McKee and Thea DeVoss, an 11-year resident and mother of two, point out that rents were increased just a few months ago. "I don't think they need to raise it again," DeVoss says.

On the other hand, one six-year resident, who declines to give his name, doesn't mind the proposed rent hike. "It's still a good buy," he says, but quickly adds that anything larger than a 30 percent increase would probably cause him to move.

Moore says the best step NOHA could take is to "clarify some issues and let us know what to expect."

"I think the unknown is worse than whatever might happen," she says.

"We're just praying and hoping for the best," says Violet Anderson, a 10-year tenant of the neighborhood.

A couple of thoughts

Just passing through town and noticed that the Emerald Heights issue has finally come to a head. As one who spent a great deal of time and effort on that project, I'd like to offer a couple of thoughts that might help to clarify if not relieve some of the present confusion and distress.

1. Those who are mainly concerned about the cost of providing services to Emerald Heights must begin to recognize that subsidized low-income housing is an issue of public, social service as legitimate and vital to meeting basic human needs as any other. From this perspective, it makes nearly as much sense to go for the housing authority to demand payment from the school system to house its economically disadvantaged students as for the schools to demand payment from the housing authority to educate its low-income residents' children.

The big difference, of course, is that unlike schools, police and fire protection, public housing is funded entirely by the federal government. The only significant contribution that the local community is asked to make in order for the federal housing dollars (with all their multiplier effects) to start rolling in is to take those units off the property tax rolls.

2. On the other hand, it was certainly never the intent of federal or state legislation to remove from the local tax rolls property owned by a housing authority which is not being utilized as public housing for eligible low-income families. (At the time legislation was enacted, arrangements of this kind simply did not exist.) Therefore, non-subsidized units rented by the housing authority to the general public should be treated for tax purposes in the same manner as any other residential rental property.

I think the taxpayers will understand and accept the principle of forgiving taxes as a local contribution to the federal program for low-income families, especially in view of the sizeable infusion of new federal money this program entails. But I doubt that they will want to continue paying for services enjoyed by non-eligible families who may be as well off as themselves.

In any event, the community should be profoundly grateful to its congressional representatives for providing an opportunity which the vast majority of cities and counties throughout America are tragically denied: namely the opportunity to design and implement a solution to the critical shortage of decent, affordable housing for low-income families. So get organized, folks! This stuff's too important to leave to a handful of frazzled bureaucrats and overworked committees.

PS If you're a low-income tenant at Emerald Heights and are worried about being forced to move as a result of Ms. Brock's proposed rent increase, my old friends at Clatsop Community Action will put you in touch with folks who can help (and have they got news for her!).

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DAILY ASTORIAN 12/5/89

Housing official: Heights future fuzzy

DAILY ASTORIAN 12/16/89

By JOHN FORTMEYER
Of The Daily Astorian

Accentuating the positive, a housing agency official told scores of nervous Emerald Heights residents Thursday what they can expect when her agency takes over the area Jan 16

But Lorene Brock also acknowledged that a big negative hasn't yet been eliminated — the possibility that the whole plan could fall through and 1,200 people could be evicted.

There is always a chance that something will fall apart,' Brock, executive director of the Northwest Oregon Housing Authority, conceded to about 60 people at an evening gathering, the second of two neighborhood meetings held Thursday

But Brock continued to express optimism that negotiations — which were to resume today between her and local officials — will soon allow transfer of the Emerald Heights housing and prevent any current tenants from being ousted.

Home to one-eighth of Astoria's population, Emerald Heights is a federal enclave of 300 low-cost rental units in the city's east side. Under an unusual, congressionally approved plan, the neighborhood is to be transferred Jan. 16 from its current owner, the federal Department of Labor, to Brock's agency. Residents there have already received termination of their current leases, effecve that date.

YET WHETHER THAT transfer actually occurs depends largely on if NOHA and local government officials can agree before then on who will pay to extend government services to Emerald Heights Because the neighborhood will remain off the tax rolls, the local governments hope to receive adequate in-lieu-of-tax payments from the housing agency

Negotiations on that point began in October between Brock and representatives of the city and Clatsop County governments and the Astoria School District The talks were to resume in a private session at 11 a.m. today

Asked by the residents Thursday about the status of negotiations, Brock shrugged her shoulders and said she expected some sort of compromise to be eventually reached.

But she also predicted a turndown by the local officials of NOHA's current offer of 10 percent of net rents received, or an estimated $61,978 in 1990-91 and $86,540 in 1991-92.

"I don't think they're going to accept that," she said.

The local officials, especially those from the city government, have said their combined costs for extending services to the area will be far more than that. They also point out that a recent appraisal showed the neighborhood would produce $153,647 annually in taxes if it was on the tax rolls today

ROSE ALSBURY, AN Emerald Heights resident, expressed concern Thursday about the transfer's potential fiscal effect on the city government

"I don't want our neighbors in Astoria to be taxed an extra burden," she said.

Brock acknowledged that she is under great pressure to satisfactorily conclude negotiations, especially since there is an absolute Jan. 25 deadline for the transfer. If the transfer doesn't occur by then, the neighborhood would apparently have to be vacated for the federal General Services Administration to market the property, she said.

"You might be the Noriega of Astoria," one audience member then said to Brock. "Your back is against the wall."

She agreed

Brock spent much of the two-hour meeting outlining the agency's preliminary plans for Emerald Heights. Many of the changes would be funded through a bond sale in cooperation with state housing officials.

Some of the plans were quietly accepted by the residents Thursday, while others elicited groans.

THEY INCLUDE: A likely rent increase by April or May; admission of no new pets to the area and a complete prohibition against dogs; eventual replacement of stationary windows in the dwelling units with opening thermal windows; removal of aging exterior fire escapes, allowable because of the new opening windows; eventual installation of vinyl siding on the building's exteriors, individual metering of units for utility billing, removal of common laundry areas inside some buildings and replacing them with new coin laundry buildings; sealing up all fireplaces; an annual maintenance inspection of all units, and eliminating Emerald Heights' own TV system and switching to Cooke Cablevision, which will soon be Falcon Cable TV

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The laundry facility changes and the sealing of the fireplaces received the most grumbles Brock explained that she was reluctant to close up the fireplaces, but that it was necessary to keep the neighborhood's fire insurance premiums less than $100,000 annually.

She said the laundry services and other changes were open to negotiation "These are the plans we have at this time," she said "Nothing is set in concrete."

Brock said that while some residents will be able to pay increased rents, she knew that "others will have to tighten an already too-tight belt." She said her agency was investigating possible federal rental assistance for Emerald Heights residents who need it, but that such help was not guaranteed at this time

Brock urged the residents to contact her office and not to believe all the rumors about impending changes

"We hope there won't be a big tremendous change in anybody's life out here," she said

Heights, agencies see issue very differently

By JOHN FORTMEYER
And JOAN HERMAN
Of The Daily Astorian

A clear difference of opinion has arisen in negotiations that are critical to preserving the rental homes for an eighth of Astoria's population.

Local government officials want their agencies by mid-1992 to receive about twice the money a local housing agency has offered to cover the cost of extending government services to the 1,200-tenant Emerald Heights neighborhood.

However, to ease the potential rental burden on Emerald Heights residents, the local officials are willing between now and 1992 to accept somewhat smaller payments from the Northwest Oregon Housing Authority.

Officials of the Clatsop County government, the Astoria city government and the Astoria School District last Friday told housing authority representatives that they collectively want their agencies to receive $153,000 by 1992-93, County Manager Bill Barrons said.

That amount, which they propose be paid by the housing authority in lieu of taxes for the Emerald Heights property, is 100 percent of the estimated normal tax revenue if the neighborhood were on the tax rolls today

BASED ON THE current Astoria tax rate of $32.92 per $1,000 of assessed property value, the complex would have been producing taxes of $153,000 this year, County Assessor Glen Jones said last month. Jones based that on a current market value of $4.66 million for the Astoria neighborhood's 65-acre housing complex.

The housing authority, which would become the neighborhood's owner Jan. 21 under recently passed federal legislation, has offered to pay 10 percent of net rents received, or an estimated $61,978 in 1990-91 and $86,540 in 1991-92

NOHA made that offer in early December. The counterproposal was made last Friday by the officials of the local governments. Barrons released details of the counterproposal Tuesday, and it was to be discussed this morning by county commissioners at their regular midweek work session.

The counterproposal will also be discussed tonight at 7:30 by the Astoria City Council, at 10 a.m. Thursday by the housing authority board and at 7 p.m. Thursday by the school board. Negotiations among representatives of all the agencies are to resume Friday at 11 a.m.

The transfer of the neighborhood from the federal Department of Labor to the housing authority must occur by Jan. 21, or the possibility exists that all 1,200 residents could be evicted and the neighborhood put up for sale on the open market, federal officials say. Current rental contracts for the residents will expire Jan. 16.

BUT FOR THE transfer to happen, the housing authority must before then reach agreement with the local governments on the in-lieu-of-tax payments. Those payments are sought by the local governments because Emerald Heights will remain off the tax rolls under NOHA's ownership.

Barrons said Tuesday that he and the other local officials thought the fairest base for determining in-lieu-of-tax payments is what would normally be tax revenues for the neighborhood.

"Our objective is simply to be certain that this property bears an equitable share of the cost of local government," he said. "We think the best way to measure that — and the easiest way to show our boards, NOHA and citizens — is to use the same basis — market value and tax rate."

But Barrons said the officials also were sensitive to the needs of those "truly low income people" who live in Emerald Heights and who face sudden increases in rents to help cover the in-lieu-of-tax payments. He said the officials urged NOHA to phase in rent increases and to pursue whatever federal rent relief might be available

"We think that's a more preferable means of providing assistance, rather than through reducing a payment in lieu of taxes and placing all of that assistance on the local taxpayers," Barrons said.

HE SAID THE local officials proposed that NOHA pay $33,000 for the period from Jan. 16 through the end of the current fiscal year on June 30; $107,000 in 1990-91, which would be 70 percent of the normal tax revenues; $130,000 in 1991-92, which would be 85 percent; and $153,000, or 100 percent, in 1992-93.

County, city firm on Heights payment plan

DAILY ASTORIAN 12/15/89

By ANDREA KENNET
And JOAN HERMAN
Of The Daily Astorian

At least two agencies plan to stick to their guns in the showdown over Emerald Heights.

The Clatsop County Board of Commissioners and the Astoria City Council, in separate meetings Wednesday, backed a proposal by their administrators. The plan calls on the Northwest Oregon Housing Authority to pay about twice what it has offered to cover the cost of extending government services to the 1,200-tenant neighborhood.

The two boards raised questions of fairness to taxpayers and the conditions of facilities in the former Navy housing area.

As a Jan. 21 deadline nears to transfer the neighborhood from the U.S. Department of Labor to NOHA, a clear difference of opinion has surfaced in negotiations between NOHA and three affected agencies the city and county governments and the school district NOHA's board met this morning — after press time — and the Astoria School Board was scheduled to meet tonight to discuss the negotiations, which are scheduled to resume Friday.

State and local housing officials have said the transfer won't be completed unless an agreement can be reached with the local agencies on the in-lieu-of-tax payments.

NOHA has proposed a payment of 10 percent of the net rents received, or an estimated $61,978 in 1990-91 and $86,540 in 1991-92.

Local government and school officials want payments, starting in mid-1992, equal to 100 percent of what the estimated tax revenue of the neighborhood would be if it were on the tax rolls. But they proposed somewhat smaller payments initially: $33,000 for the first five months, through the current fiscal year; 70 percent of the projected tax revenue in 1990-91 and 85 percent in 1991-92

The payment would be divided among all taxing districts that serve Emerald Heights using the same formula used to distribute property taxes

"As a board, I think our position is, 'That's our offer,'" said Chairman Dick Carruthers after the county commissioners discussed the proposals.

"For the time being, we have a good plan of action, and if it doesn't go that way, it doesn't go that way," he said.

The City Council focused on the condition of streets and water and sewer systems that will become the city's responsibility with the transfer and the repercussions on city

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services City officials estimate it will cost up to $400,000 to provide full city services to Emerald Heights But Finance Director John Snyder cautioned that the figure "could be a hysterical thing" and the actual cost would be less

The city already provides library, recreation and some other services for free to Emerald Heights The biggest new cost will come in extending police and fire services

No matter the actual cost council member Bob Ellsberg warned, "Either we have to ask the voters for more money or economize on services It's probably not realistic to think there will not be some pinching of services."

The county commissioners took a more philosophical direction They complained that NOHA had not answered their question of how many truly low-income people live in Emerald Heights.

"As a wage-earner and a taxpayer, it's a fact of life we're going to subsidize those that don't have. Why in hell should we subsidize those that do have?" commissioner Vickie Barrett complained

Clatsop Community Action, an agency that serves low-income people, estimates 25 percent of Emerald Height's current population qualifies as low-income

Let's not squander opportunity

By ERIC OLSEN

Clatsop Community Action, a local non-profit agency working to enhance the quality of life and opportunity for low-income people in Clatsop County, would like to offer the following information in an attempt to enlighten the public as to recent developments concerning Emerald Heights

The Northwest Oregon Housing Authority, or NOHA, is a public housing agency and as such is exempted from paying any property taxes Given this fact, it is quite possible that NOHA could simply withdraw its offer of payment in lieu of taxes

If this were the case the City of Astoria and the Astoria School District would still be obligated to provide services to Emerald Heights and the residents of the complex

It was never the intent of the law to give public housing agencies a "free ride" courtesy of the taxpayers The statute (ORS 456.225) was conceived in an attempt to enhance the quality and quantity of low-income housing and specifically states "an authority may agree to make payments to the city, county or any political subdivision for improvements, services and facilities furnished by such city, county or political subdivision for the benefit of a housing project."

In other words, morally — if not legally — a housing authority should try to pay what they can for government services

Although neither the City of Astoria, the Astoria School District or NOHA seem willing to release specifics concerning the cost of operating Emerald Heights, the proposed in-lieu-of-tax payments are most probably a proper assessment of net rents under NOHA's submitted plan

NOHA is proposing a $40 per month increase for all units at Emerald Heights This, in fact, would mean NOHA (i.e the taxpayers) would be continuing subsidies for moderate income tenants while raising the rents for low-income people The only difference would be that a moderate income tenant at Emerald Heights in the past, had a great deal courtesy of Uncle Sam and would be getting a good deal courtesy of the taxpayers of Astoria

BEAR IN MIND that only 25 percent of the current tenants at Emerald Heights are low-income everyone else is of substantial or moderate means NOHA by law as a public housing agency, can only provide subsidies for low-income and disadvantaged people

In fact, ORS 456.160 section (1) paragraph (b) states "when an acquisition of an existing rental houses a tenant not of lower income, that person or family may remain in the unit for a period not to exceed 12 months following the acquisition, at the discretion of the authority, unless determined ineligible for reasons other than income qualifications

Certainly the intent of this statute is to insure that public housing is of benefit to low-income people only

NOHA as a public housing agency cannot make any profits from any housing complex it operates In fact, state statute binds NOHA to fix rents no higher than it needs to operate the complex

It is our belief that any solutions to the impasse over in-lieu-of-tax payments and the final determination as to the division of housing at Emerald Heights should include the following considerations

• If possible, none of the units should be sold. This area is in dire need of affordable rental housing and if the two recently proposed hotel complexes are built, the situation will be further aggravated by the influx of maximum wage employees to staff the hotels To maintain the character of the complex and the current level of affordable rental housing stock in the Astoria area, Emerald Heights should remain rental property

• Provide housing subsidies, Section 8 housing vouchers or other, for anyone below 130 percent of the poverty level (the current low-income standard in Oregon) Subsidized units should be spread evenly throughout the complex, not grouped together in one location

• Provide 10 units of transitional housing for homeless families coming out of emergency shelters Families would be able to occupy the units for up to one year, providing they receive case-management and are working toward self sufficiency

• Assuming it would not be considered a subsidy to moderate income individuals, determine rents on an ability to pay or a sliding scale based on 30 percent of disposable income being applied to those rents, on a case by case basis

If this policy were enacted, most probably, given the current cross section of incomes at Emerald Heights, much of the complex would produce full rents equal to market value

Since NOHA, for the sake of argument, would be receiving full rent revenue from 50 to 75 percent of the complex through full rental rates and Section 8 housing vouchers for low-income tenants, it would seem reasonable to expect that they should be able to afford to pay their entire property tax burden of $150,000

After all, NOHA would not have a mortgage payment or be expected to pay income taxes And since public housing authorities cannot make or keep a profit on housing complexes they operate, all rental proceeds could be funneled back into Emerald Heights in the form of property taxes payments, maintenance and housing subsidies

• The Emerald Heights Tenants Association should have a say in decisions that will affect them To help achieve this goal, an association member should maintain a position on the NOHA board in an at-large non-voting capacity

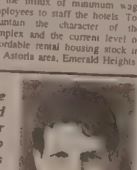
WHEN CONSIDERING THE fate of Emerald Heights and the tenants residing at the complex, our public officials and NOHA should keep in mind what a tremendous opportunity and resource this is Many other localities throughout the country, especially those relying on tourism for a good portion of their economic base, would surely be quite envious if they knew that the citizens of Astoria recently had a $4½ million housing complex handed to them with "no strings attached" And that's just assessed value The replacement cost estimates are approximately $12 to $15 million

In this era of enormous federal deficits and budget cuts, public housing commissioned at the federal level is indeed a scarce commodity Let's not squander this opportunity For the good of all Astorians, we urge local public officials and NOHA to negotiate in-lieu-of-tax payments in good faith and then work to create the best possible housing opportunities for those in need of housing, at Emerald Heights

Eric Olsen is director of Clatsop Community Action

'When considering the fate of Emerald Heights and the tenants . . . our public officials should keep in mind what a tremendous opportunity and resource this is.'

—Eric Olsen



DAILY ASTORIAN 1/9/90

First offer is final, agency says

By JOAN HERMAN
Of The Daily Astorian

In a nutshell, the message was "take it or leave it."

Representatives of the housing agency that plans to assume ownership of Emerald Heights are sticking with their original offer on how much the 1,200-tenant neighborhood in east Astoria will pay for property tax-funded services, such as police and fire protection and schools.

In a meeting Thursday morning, the board of directors of the Northwest Oregon Housing Authority approved a resolution to offer, in lieu of property taxes, an annual payment of 10 percent of the rents collected in Emerald Heights for the government services. The amount would be in effect through June 1991 but would be renegotiated beginning in March 1991, according to the resolution.

BOARD MEMBERS OF the tri-county agency said they based their stance on state laws that charge the tax-exempt housing authority with providing decent housing at the lowest possible price for low-income people. said NOHA's executive director, Lorene Brock. NOHA legally doesn't have to pay anything for the government services, she said.

"We don't have to give them a crying dime" said NOHA board member Robert Russell of Tillamook.

"We've got to rely on the law now or we're all legally liable," said NOHA board member Mike Mahoney of Tillamook.

NOHA board member Sally O'Donnell, who also is a Clatsop County commissioner, cast the only dissenting vote. She expressed concerns that some Emerald Heights residents are not low-income and therefore should pay their fair share of the property tax burden.

NOHA's offer is about half what officials with the Astoria and Clatsop County governments, and the Astoria School District have proposed that NOHA pay.

NOHA's proposal would generate an estimated $62,000 for government-funded services in the 1990-91 fiscal year, assuming a 100 percent occupancy rate at Emerald Heights.

"We feel this is to be a realistic amount that will hopefully provide the true cost of service to the project," NOHA stated in a Dec. 26 letter to Astoria City Manager Bob DeLong.

"I THINK THE 10 percent is fair," Mahoney said at the meeting Thursday, summing up the feeling of most NOHA board members.

Any Emerald Heights residents who do not qualify as low-income under state or federal guidelines will be ordered to move within 12 months, Brock said. Officials from the local governments and the school district have proposed in a 1992 charging Emerald Heights the going rate for the services – the city's property tax rate multiplied by the property's assessed value of $4.66 million. If levied today, that formula would generate $153,000 annually. Local government officials have proposed phasing in the payments in lieu of taxes, to ease the burden on Emerald Heights residents.

"The rest of the people out there, if they are not low income people need to share the burden like the rest of the (Astoria) people do," said Astoria School Board Chairman Dave Roberts at the board's meeting Thursday evening.

After considerable discussion, the school board directed Superintendent Stuart Kammerman to return to the table today with the attitude the negotiations are still on. Another negotiation session was scheduled this morning between representatives of NOHA, the county government, the Astoria city government and the Astoria School District.

"Hold the line, negotiate in good faith . . . but protect the interests of the citizens of the community," Roberts said.

All involved want to resolve the stalemate before Jan 21, when NOHA is scheduled to assume ownership of the 300-unit

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neighborhood from the current owner, the federal Department of Labor.

"If it's not done on the 21st, it's not going to be done," said Brock, referring to the federal government's deadline for the transfer.

If for some reason the transfer doesn't happen, the possibility exists that all Emerald Heights residents — who together constitute one-eighth of Astoria's population — could be evicted and the neighborhood put up for sale on the open market. Current rental contracts for the residents expire Jan. 16.

Brock expressed confidence that the transfer would occur. "I don't have any doubt that Emerald Heights will be transferred to us the 21st," she said.

Several NOHA board members said they felt the housing authority had been put in a no-win situation, even though it is doing its job by assuming responsibility for the Emerald Heights neighborhood.

"We're damned if we do and damned if we don't," said board member Ann McGowan of Surf Pines.

"We didn't go out looking for this project," said NOHA board Chairman Arnold Seeborg of Surf Pines. "We didn't ask for it. We were asked to take it over."

(News reporters John Fortmeyer and Andrea Kennet also contributed to this story.)

THE DAILY ASTORIAN **NORTH COAST** MONDAY, JANUARY 8, 1990

Officials 'agree to agree' on Heights

By JOHN FORTMEYER
Of The Daily Astorian

Progress was made Friday toward ending a stalemate over extending local government services to Astoria's Emerald Heights neighborhood.

"I think it was an encouraging meeting," Astoria City Manager Bob DeLong said Friday after two hours of negotiations between local government officials and representatives of the Oregon Housing Division and the Astoria-based Northwest Oregon Housing Authority.

"I think we agreed to agree," Lorene Brock, the local housing agency's executive director, said this morning.

The stalemate had developed over the size of in-lieu-of-tax payments that the local governments want from the housing agency, which is scheduled to take over Emerald Heights Jan. 16 from the federal Department of Labor.

Emerald Heights has 300 low-cost rental units that house about 1,200 people, or one-eighth of Astoria's population. Because the neighborhood will remain off the tax rolls, the in-lieu-of-tax payments are critical toward covering the cost of extending a wide range of services to the area, the officials say.

The housing agency had offered to pay 10 percent of rents from the neighborhood, or an estimated $62,000 in 1990-91 and $86,540 in 1991-92. The local governments last week asked for payments gradually increasing to $153,000 by mid-1992. Before Friday's session, both sides indicated they were firm on their positions.

Although neither would give details about Friday's discussion, DeLong and Brock said a preliminary funding plan was developed. DeLong said he, Clatsop County Manager Bill Barrons and Astoria School Superintendent Stuart Kammerman would work on details of the proposal, to be discussed further at another negotiation session at 3:30 p.m. Wednesday.

Meanwhile, NOHA's lawyer will do further research on state law regarding in-lieu-of-tax payments and financing of housing projects, Brock said.

"I think Friday's session was real positive, and I think everyone's working hard to reach an agreement," Brock said. "I'm just happy that some positive things are coming from the meetings and that negotiations are continuing."

If a consensus is developed among all sides Wednesday, it might be considered by the tri-county NOHA board as soon as Thursday afternoon in a telephone conference call, Brock said.

Any agreement would need to be approved by Jan. 16 by the Astoria School Board, the Clatsop County Board of Commissioners and the Astoria City Council. The school board has a regular meeting Thursday night; the other two panels have not yet scheduled special meetings on the matter.

Deal shot down

DAILY ASTORIAN 1/10/90

Agency rejects Heights proposal

By JOHN FORTMEYER
And ANDREA KENNET
Of The Daily Astorian

The Northwest Oregon Housing Authority this morning rejected a funding plan regarding Astoria's Emerald Heights neighborhood, thus adding to uncertainty about the area's future.

In response to the decision, Astoria City Council member Willis Van Dusen told The Daily Astorian that he would recommend that Emerald Heights be turned over to the Clatsop County Housing Authority, instead of NOHA. That idea surfaced during Monday night's City Council meeting. (See related story, Page 15)

"I think we need the control here in Clatsop County," Van Dusen said. "I feel some of the decisions by the NOHA board reflect some of the historic contracts that they've made in other counties. This is a Clatsop County problem, and it should be controlled by Clatsop County and Clatsop County only."

The funding plan addressed the question of how to pay for extending local governments' services to the area. The only dissenting vote within the NOHA board came from Clatsop County Commissioner Sally O'Donnell, one of the county's representatives to the board.

"It surprises me," Astoria City Manager Bob DeLong, one of those who developed the funding plan, said today of the decision. "We felt we had indeed made a considerable amount of progress and we were headed toward a negotiated agreement. It appear that may not have necessarily been the case."

"I'm confused, because at the last (negotiation) meeting, everyone was positive and hopeful," said Chris Pierce, legislative aide to 1st District Congressman Les AuCoin. AuCoin had helped push through the congressional bill authorizing the transfer from the federal Department of Labor to the state government.

Clatsop County Manager Bill Barrons and Astoria School Superintendent Stuart Kammerman had joined DeLong in developing the funding plan. Kammerman this morning said the NOHA decision was disappointing; Barrons could not be reached for comment.

The funding plan is legally unsound, NOHA Executive Director Lorene Brock explained after the vote. She said the housing authority's legal counsel saw many potential liabilities for the agency if it agreed to the specific in-lieu-of-tax payments requested by the local agencies.

Brock said — and Kammerman disputed — that those payments could potentially be more than the actual cost of services rendered by the local governments. That would be contrary to Oregon law, she said.

"In my opinion it's the con-

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ne is looking forward to the

GENE ITZEN
Shamrock
Astoria

NOHA and save an awful lot of paper work. The 17 percent HARRP refund would amount to over $100,000, more than two thirds of the amount of tax that would normally be collected. Then NOHA would be expected to pay the balance of the $153,000, that the county tax collector should receive.

A large city might be able to absorb a similar housing project, but for a small city like Astoria, NO WAY!

LEN GEENEN
1558 Jerome Ave.
Astoria

imple solutions

Sometimes simple solutions can be found for complex problems. As a condition of its transfer to the city and county, the Emerald Heights district cannot be subject to property taxes. Therefore, the residents there, as renters cannot claim refunds under the homeowners and renters tax refund program of the state of Oregon. NOHA, the proposed "landlord" for the complex, is expected to pay for services in lieu of taxes.

In essence, practically this payment, in amounts are expected to be the same as if the complex were taxed, just as any other neighborhood in Astoria.

NOHA anticipates the total rents to amount to $619,000 the first year. Let us assume that the total household incomes of all residents works out to fall in poverty income level for all residents as an average. I believe the state can be persuaded then to refund to the county tax collector 17 percent of the total rents paid as certified by

Heights

Continued from Page 1

verse" — that the cost of services would exceed the payments, Kammerman said.

But Brock said no one really would know until after the transfer, scheduled to take place Jan 31, what the actual costs to the local governments will be. For that reason, NOHA is not willing to accept a plan at this point that specifies payment amounts.

"If you agree to pay the dollar amount up front, you're paying for something before you know," she said.

Negotiations between NOHA and the local governments were to resume this afternoon. The NOHA [illegible] morning to again offer to pay simply 10 percent of the neighborhood's net revenues.

Furthermore, the agency will propose that a meeting between NOHA and the local governments be held June 30 to negotiate "an equitable agreement based on actual services provided," Brock said.

DeLong this morning repeated the local governments' position that 10 percent of net rents is unacceptable. "(It) has no relationship to the cost of providing services," he said.

Emerald Heights, a federal enclave of 300 low-cost rental units, is home to about 1,200 people, or about one-eighth of Astoria's population. The neighborhood is scheduled to be transferred through an immediate pass through arrangement with the Oregon Housing Agency.

Because the neighborhood will remain off the tax rolls, the local governments insist an in-lieu-of-tax agreement is crucial to cover the costs involved in extending services there.

But Brock reaffirmed this morning that the transfer will take place even if no local agreement is in place. According to Brock [illegible] during today's conference call that his agency would accept the neighborhood on deadline, provided it can then turn it over to NOHA.

She said Dowd indicated that "the agreement with the local governments is not a contingency on the transfer."

The school board last week approved the local officials' funding plan. The City Council Monday night authorized continued negotiations, while the plan had not yet received formal action by the county commissioners.

Their plan had called for a gradual, three-year increase between next month and mid-1992 in those payments, based on Clatsop County Assessor Glen Jones' recent $4.66 million appraisal of the neighborhood.

Specifically, it called for the housing authority to pay $33,000 to the local governments from Feb 1 through June 30 this year; $107,000 in 1990-91, which would be 70 percent of normal tax revenues if the neighborhood were on the tax rolls; $130,000 in 1991-92, which would be 85 percent; and $153,000, or 100 percent, in 1992-93.

The plan also would have allowed the housing authority to tell the local governments annually by Jan. 1 whether it would be able to fulfill its yearly payment in lieu of taxes. If not, a committee of representatives from NOHA and the local governments would review ways to increase NOHA's revenues and thus its ability to make those payments, under the plan.

THE DAILY ASTORIAN • TUESDAY, JANUARY 16, 1990

Alternative focuses on county agency

By ANDREA KENNET
Of The Daily Astorian

Astoria City Councilor Willis Van Dusen says he'll push to have Emerald Heights turned over to another agency, after the Northwest Oregon Housing Authority this morning rejected a proposed compromise payment plan.

"My recommendation — and my input as a council member is as only one of the five — would be to pursue the transfer to the Clatsop County Housing Authority," Van Dusen said.

Van Dusen said the Clatsop County Housing Authority would provide better local control over the operation of Emerald Heights and over financing of government services to the neighborhood.

"I think we need the control here in Clatsop County. I feel some of the decisions by the NOHA board reflect some of the historic contracts they've made in other counties," Van Dusen said.

NOHA, a tri-county agency, pays 10 percent of the net rent it receives on property it owns in Columbia and Tillamook counties for government services. Government and school agencies in Clatsop County are seeking a payment equal to 100 percent of the property taxes that would be paid if the neighborhood was on the tax rolls.

TWO-THIRDS OF NOHA board members live outside Clatsop County.

The alternative plan of turning over Emerald Heights to the county housing authority was originally made by Astoria resident Doug Sweet in a letter to Astoria City Manager Bob DeLong. The Astoria City Council, during its administrative meeting Monday night, said Sweet's proposal was a great idea but came too late.

The councilors pointed out that the city and county governments and the Astoria School District were — so they thought — close to reaching a settlement with NOHA for an in-lieu-of-taxes payment for government services to Emerald Heights. But council members said they'd keep the alternative plan in mind in case negotiations with NOHA failed.

Councilor Bob Ellsberg suggested the city government should own Emerald Heights. "If our citizens have to pay the bills anyway, they should have some input," he said.

"My concern is if we are having this much trouble in negotiating with NOHA, I am extremely wary of having 12 percent of our population overseen by an organization that seems to have so little concern for the rest of the citizens of Astoria," Ellsberg added.

The Clatsop County Housing Authority is a seven-member board appointed by the Clatsop County Board of Commissioners to provide safe and sanitary housing to low- and moderate-income people through various programs. However, when NOHA was created, that agency took over the implementation of those programs.

THE CLATSOP COUNTY Housing Authority owns the Owens-Adair property but contracts with NOHA to operate the apartment complex for low-income, elderly people.

Federal legislation requires that ownership of Emerald Heights be transferred from the U.S. Department of Labor, which wants to get out of the landlord business, to the state of Oregon. Plans are for the state government to turn over the property to the Oregon Housing Authority, which will turn it over to NOHA. But that arrangement is not stated in the federal legislation.

DAILY ASTORIAN 1/3/90

Heights leaders given counterproposal to eye

By JOHN FORTMEYER
Of The Daily Astorian

Officials of three local governments last Friday delivered a funding proposal for services in the Emerald Heights area, but their suggestions won't become public until later this week.

The proposal — jointly developed by Astoria city government, Clatsop County government and Astoria school district officials — was given to representatives of the Northwest Oregon Housing Authority.

That agency intends to take over the Astoria neighborhood on Jan. 16, under a congressionally approved plan that would transfer ownership from the federal Department of Labor. Currently a federal enclave, Emerald Heights is home to 1,200 people, or about one-eighth the city's population, who live in 300 low-cost rental units.

BUT HOUSING AUTHORITY officials say the transfer hinges largely on reaching agreement with local officials on who will pay to extend local government services to the neighborhood. Because the area will remain off the tax rolls, the various governments hope to receive adequate in-lieu-of-tax payments from the housing agency.

The housing authority last month offered to pay 10 percent of net rents received, or an estimated $61,978 in 1990-91 and $86,540 in 1991-92.

Stuart Kammerman, school superintendent, said he and the city and county officials suggested an alternative plan Friday to NOHA officials Lorene Brock and Mike Mahoney.

KAMMERMAN DECLINED TO give specifics at this time, but said the new proposal took into account a recent appraisal conducted by the county. That appraisal showed Emerald Heights would produce $153,647 annually in taxes if it were on the tax rolls today.

Kammerman and County Manager Bill Barrons said the proposal would be discussed publicly at various meetings this week. They include a county commissioners' work session Wednesday morning, a City Council meeting Wednesday evening, the housing authority board Thursday morning and the school board on Thursday evening.

Based on comments heard at those meetings, the local officials will then resume negotiations at 11 a.m. Friday, Kammerman said.

DAILY ASTORIAN 1/5/90

Rule may force some to leave Heights

By JOHN FORTMEYER
Of The Daily Astorian

Contrary to what Emerald Heights residents were recently told, not all those who live in the Astoria neighborhood will get to stay under its new ownership.

A yet-undetermined portion of the area's 1,200 people must move out by early 1991 because state law mandates income restrictions for people renting from the Northwest Oregon Housing Authority, agency Executive Director Lorene Brock said.

Specifically, any household of any size with a gross annual income of more than $25,360 — which is 80 percent of the state defined "median" income of $31,700 — will have to move by Jan. 31, 1991, Brock said.

No one knows how many of the neighborhood's residents will be affected, she said Wednesday.

Brock said she learned only recently that the income limit would apply to the 300-unit Emerald Heights area. She said she was not aware of it when she met with Emerald Heights residents in community meetings in late December.

"I was incorrect," Brock said. She said she mistakenly thought no current residents would have to move, because federal law bars displacement of people if the neighborhood is transferred to the housing authority from the Department of Labor, as is now scheduled to occur Jan. 31.

But technically, an immediate "displacement" won't occur because the residents have 12 months after the transfer before they must move, Brock discovered. Because of the state's income restrictions the housing authority cannot rent to those with incomes exceeding $25,360 annually, she said.

Although some residents have learned about the restrictions by word of mouth, a formal announcement to all Emerald Heights residents hasn't yet been made. Brock said letters would be sent out within the next few days.

Sometime between February and July residents will be required to fill out forms to verify their income. If anyone refuses to fill out the forms, NOHA will have to assume that they exceed the income limit and will refuse to rent to them after Jan. 31, 1991, she said.

Both local officials and Emerald Heights residents say the new situation surprised them.

Vicki Stough, one of several key representatives of the residents during the past year, said this morning that some people are already moving out.

"Our understanding, and the reason we were so behind NOHA was that we were told 'Nobody will leave this place,' Stough said. "I feel really betrayed and angry about this whole thing."

Already moving out Wednesday, because he doubted he could meet the income guidelines was Bud Ashcraft, who has been co-chairman of the Emerald Heights Tenants Association. He is moving to the Lewis and Clark area.

Stough agreed with Brock that it would be hard to say how many Emerald Heights residents will exceed the income limit.

"Truthfully I don't think it is a really large percentage," Stough said. "$25,000 is a pretty generous figure."

But she then guessed that perhaps 15 to 20 percent of the residents — or between 150 and 200 — would have to move. "And considering the housing market in this county, that is still a lot of people," she said.

Astoria City Manager Bob DeLong said he did not know about the new restriction until he read that it was mentioned by Brock at this month's regular meeting of the housing authority board.

DeLong could not guess how much of the neighborhood would be affected, but said it was an unfortunate situation, especially with the current local housing crunch.

"I think it's a devastating proposition," he said. "It's something that the city has certainly no control over."

If several hundred residents had to move, it would be difficult for them and for the city, he said.

"If that number of people were suddenly to find themselves under an obligation to leave their homes I think it'd be horrible," DeLong said.

But Clatsop County Commissioner Sally O'Donnell, a member of the NOHA board, predicted that only "a fairly small group" would have to move.

If Emerald Heights is to remain moderately priced housing, it should go to people who most need it, she said.

"If someone's income is $25,000 or

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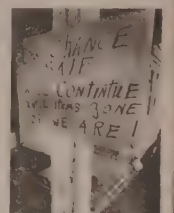
The Daily Astorian—KENT KEPNER

Emerald Heights resident Bud Ashcraft started moving out Wednesday. Believing he wouldn't meet the Heights' future low-income eligibility requirements, he decided to move to a Lewis and Clark area house.



Garage sale signs might become more common in Emerald Heights.

Continued from Page 1

turning the neighborhood over to the Clatsop County Housing Authority rather than NOHA was no longer being considered.

Dowd also said the transfer would occur next Tuesday, rather than the following day as first announced, because it is a more convenient date for those involved.

Dukes said she was reluctant to spell out details of the negotiations before things are more certain.

"We don't want to take any chance of getting people to react to things until they are for sure," she said. She added that both sides were cooperating fully.

"I think we're well on the way," Dowd agreed.

Also involved in the Monday morning meeting were Astoria school Superintendent Stuart Kammerman; City Manager Bob DeLong; Mayor Edith Henningsgaard; county commission chairman Dick Carruthers; school board chairman Dave Roberts; and Loran Mathews, who is both a city councilor and support services director for the school district.

Kammerman, also speaking only in general terms, said the group discussed possible changes in the local governments' negotiating position. He emphasized that even with those changes, the local governments still would expect specific in-lieu-of-tax payments from NOHA under an established timeline. The local governments want such payments because the neighborhood would remain off the tax rolls under NOHA ownership.

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more, they've been getting a very, very good deal," she said.

Astoria School Superintendent Stuart Kammerman acknowledged that enrollment at district schools, especially Astor Elementary, could be disrupted by any large exodus from Emerald Heights. But his biggest concern was the effect on the students themselves, he said.

"I would hate to see the educational program of any of those kids negatively impacted," he said.

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DAILY ASTORIAN 1/23/90

Legislators join Heights talks

By JOHN FORTMEYER
Of The Daily Astorian

The North Coast's two state legislators got personally involved Monday in negotiations toward next Tuesday's scheduled transfer of Astoria's Emerald Heights neighborhood.

State Sen. Joan Dukes, D-Svensen, and state Rep. Tom Hanlon, D-Cannon Beach, met with eight state and local officials in Astoria Monday morning to review the status of the controversial talks on funding local government services to the 1,200-resident area.

Dukes and Larry Dowd, manager of the Oregon Housing Agency's Multi-Unit Housing Programs, then met separately Monday afternoon with Lorene Brock, executive director of the Northwest Oregon Housing Authority. That agency, which is targeted to receive the neighborhood in next week's transfer, has been intensely negotiating the proposed funding plan with representatives of local governments.

Dukes this morning said she was asked to get involved but didn't want to say by whom. She also declined to give details of Monday's meetings or say whether she was effectively serving as a mediator in the negotiations.

"I don't think we need to put a name on it," she said.

She said she and Hanlon took part in the talks to encourage an agreement.

"ALL THE PIECES about Emerald Heights are on the table, and have been all along," she said. Maybe Larry (Dowd) and Tom and I can bring a different way of looking at them.

Hanlon, reached this morning, confirmed his involvement in Monday's talks but declined further comment.

Emerald Heights, a federal enclave of 300 low-cost rental units, is home to about one-eighth of the city's population. Under federal legislation, the area is slated to be transferred at no cost from its current owner, the federal Department of Labor, to the state housing agency.

Plans then call for its immediate transfer to NOHA. Although Dukes this morning declined to say whether that would proceed if no local funding agreement were in place, she and Dowd both said they still expected NOHA to quickly assume ownership.

"The state's not going to hang onto (the neighborhood)," she said. "The state's not interested in being in the landlord business. . . . We expect that Emerald Heights will be transferred to the state, and then to NOHA."

Dowd also declined to give specifics on the talks, except to say that in his view an alternative of

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AuCoin aide: Heights will go to state

DAILY ASTORIAN 11/7/90

By JOHN FORTMEYER
And ANDREA KENNET
Of The Daily Astorian

The federal Department of Labor will turn over Astoria's Emerald Heights neighborhood to a state agency on Jan. 31, even if no agreement on local government services to the area is in place, a congressional aide reaffirmed today.

But it's ultimately up to the Oregon Housing Agency whether it wants to then turn the 1,200-resident neighborhood over to the Northwest Oregon Housing Authority, said Ron Fitzsimmons, legislative assistant to U.S. Rep. Les AuCoin, D-1st District.

For their part, the state agency and the Astoria-based housing authority fully plan to accept the property Jan. 31, even if no local agreement is set, NOHA Executive Director Lorene Brock said this morning.

She said that position was reaffirmed Tuesday morning by the entire NOHA board and Tuesday afternoon by her and Larry Dowd of the state agency during yet another round of negotiations on the cost of local government services

Brock said she felt good about the status of negotiations, even though the NOHA board Tuesday morning rejected a funding plan developed by three local government officials. She said legal opinions would be sought — including from Oregon's attorney general — that should clarify questions surrounding negotiations and help both sides reach common ground.

"I FEEL REAL positive," she said. "I feel real optimistic about yesterday's meeting."

However, City Manager Bob DeLong and Clatsop County Manager Bill Barrons said they thought little progress was made Tuesday afternoon.

"We're farther apart than I though we were," Barrons said. "But there was much more communication today than had been ..."

DeLong, Kammerman and Brock also all said one proposal was generally accepted by the officials — that NOHA pay $33,000 in lieu of taxes to cover the cost of services from Feb. 1 through June 30.

"That's not the problem," DeLong said. "It's going from June into the future that we are working very hard on," he said.

Because Emerald Heights will remain off the tax rolls, the local officials want NOHA to agree to specific in-lieu-of-tax payments. NOHA instead wants to pay simply 10 percent of the neighborhood's net rental revenues.

Brock said Dowd would ask the state attorney general to determine whether the local officials' funding plan would violate Oregon law, as the NOHA board contended Tuesday morning.

Kammerman confirmed that the attorney general's opinion was being sought. He said he personally thought the NOHA board's position was wrong. "At this point in time, we (still) believe we have a viable proposal," he said

BARRONS SAID AN agreement by Jan. 31 is possible, "If there is a willingness to compromise." But he stated that all movement so far had been only from the local governments.

The date of the next negotiating session has not yet been set.

Kammerman said the local officials still considered an agreement crucial to the transfer of the property. "We feel it would be very, very important to have an agreement in place before any transfer occurs," he said.

Fitzsimmons, who helped draft the federal legislation authorizing the transfer, said the NOHA board's decision Tuesday added to his worries He said Labor Department officials were strongly intent on making the transfer Jan. 31. "I can't see them extending the deadline," he said.

"We're coming up to the ultimate crunch," he said. "We are just praying, of course, that the parties (in Astoria) can reach an agreement."

FITZSIMMONS SAID A federal legal opinion indicated that would have the right not to accept the property, and could turn it back to the Labor Department immediately after the transfer. If that occurred, what would happen to the 1,200 residents is anyone's guess, he said.

Fitzsimmons said all the uncertainty up to the deadline must be very unsettling for those living in Emerald Heights

"I can't imagine what it would be like living out there and reading (news) stories each day, back and forth, back and forth," he said.

DAILY ASTORIAN 11/06/90

Neighborhood future cloudier than ever

By JOHN FORTMEYER
And ANDREA KENNET
Of The Daily Astorian

Just five days before the federal government will give away an entire Astoria neighborhood, its fate is more uncertain than ever.

A bidding war of sorts has developed over who will take over the 1,200-resident Emerald Heights area.

The state government will apparently decide who comes out on top. But even state officials were unclear this morning about who would decide and how.

"Well, it's a decision the state will make. As to how it will be made, I don't know," said state Sen. Joan Dukes, D-Svensen, who has been helping to facilitate negotiations.

"You look at the plan with the best chance to provide low- and moderate-income housing to the people in Emerald Heights with the least amount of disruption," she added

"There are a lot of unanswered questions at this point, a lot of things changing," Pam Forrester of the governor's staff said this morning after a meeting of state officials

With the Astoria School Board and City Council throwing in their support Thursday evening, the Clatsop County government is working at full speed to obtain the neighborhood when the U.S. Department of Labor makes the transfer Wednesday.

BUT THE NORTHWEST Oregon Housing Authority, which has long been targeted to receive the property, still wants it. Executive Director Lorene Brock said this morning NOHA would not withdraw its proposal — "absolutely not."

Meanwhile, Clatsop County Manager Bill Barrons is drawing up a proposal to have the neighborhood given to the Clatsop County Housing Authority or the county government

Barrons said he would have the county's proposal — most likely for ownership of the area by the county government itself — to state officials Monday. He acknowledged that he must work hard and fast to stay ahead of Wednesday's deadline for the transfer

"The county is prepared to accept that (the deadline pressure) if need be," Barrons said.

The City Council supported the county government but left open the door to NOHA's plan. The council's resolution, passed 3-2, also approved an in-lieu-of-tax payment plan with NOHA in case the state rejects the county's proposal. Favoring the resolution

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Continued from Page 1

were councilors Bob Ellsberg, Willis Van Dusen and Denny Thiel opposed were Loran Mathews and Mayor Edith Henningsgaard

The school board, on the other hand, chose not to act on the proposed agreement with NOHA. Instead, the board unanimously endorsed the county proposal with no comment on what to do if the county plan doesn't work out.

The county commissioners passed a resolution Wednesday that the county make a "strong good-faith effort" to acquire the Emerald Heights property for the Clatsop County Housing Authority or another local government entity such as the county or city government

LOCAL OFFICIALS SAID county ownership offered the advantages of local control. NOHA is a tri-county board with two-thirds of its members coming from outside Clatsop County. City Council members said negotiations with NOHA had frequently broken down

Also, the county government would not have to require tenants to meet specific income limits and residents would not have to move. NOHA or the Clatsop County Housing Authority would have to set income limits and residents above those limits would not qualify for the housing.

Neither NOHA nor the county housing authority pays property taxes Neither is required by law to make in-lieu payments for government services that the city, county and other taxing agencies will have to extend to the neighborhood after the ownership transfer.

However, having the property go to the county government could pose financial problems for the city government. The county government would be required to pay property taxes because it would derive rental income. But the city government wouldn't gain because it has a set property tax base, unless city voters agreed to increase the tax base. Otherwise, it would only result in a decrease in the city's tax rate and no new income to the city

"I THINK THAT having action by the three local boards ought to indicate to the state the very serious nature of their concerns," Barrons said. "I know the county board is going to be grateful for the support of the other two boards The county board really went out on a limb the other night."

Although the local governments can legally pursue the new path, NOHA's Brock questioned the wisdom of it — especially its promotion before all three boards by Astoria resident Doug Sweet.

"I just feel that a lot of the things that have been said, especially by Mr. Sweet last night, that they have no knowledge of what's going on," she told The Daily Astorian this morning.

Criticism against NOHA has been "purely political," she said

Brock said NOHA's plan will remain on the table but she would not promote it beyond what has already been done

"The state housing agency knows NOHA's record," she said. "They know how we manage and how we work. I don't feel there's any special need for us to make any special appeals."

Housing, she said, "is NOHA's business, and they are experienced in it. They have the staff for it."

NOHA and the state government have been working on the transfer for three years, Dukes said. But she said she considered the county's proposals as just another idea.

Forrester emphasized that the state considers the decision a local one and would respond to the local consensus.

"I THINK THAT all along the idea has been there needed to be a consensus between all at the local level. It sounds like now there is. They all believe the Clatsop County Housing Agency would be best," Forrester said.

However, she said she thought state officials might have problems with ownership by the county government

DAILY ASTORIAN 11/05/90

County switches gears on fate of Heights

By JOHN FORTMEYER
And JOAN HERMAN
Of The Daily Astorian

In a surprise move, Clatsop County officials are suddenly working hard to get Emerald Heights turned over to either the county or the Astoria city government, rather than to the Northwest Oregon Housing Authority.

The county commissioners unanimously agreed Wednesday night that they should make a strong effort to acquire the 1,200-resident Astoria neighborhood for the county housing authority, or for another local government agency — the county itself or the city government.

The action comes at the 11th hour of intense negotiations between NOHA and the local governments on a funding plan for extending government services to the neighborhood.

The area is scheduled to be transferred Tuesday from the federal Department of Labor to the state government, which now plans to immediately turn it over to NOHA.

Emerald Heights, a federal enclave of 300 low-cost rental units, is home to about one-eighth of the city's population.

EARLIER THIS WEEK, state officials reaffirmed their intent to turn the area over Tuesday to NOHA. Larry Dowd, manager of the Oregon Housing Agency's Multi-Unit Housing Programs, said this week that he did not expect any proposal involving the county's housing authority to be seriously considered.

Neither Dowd nor state Sen. Joan Dukes, D-Svensen, who became involved this week in the negotiations, could be reached for comment this morning about the county board's action.

"That's fine with me if they want," NOHA Executive Director Lorene Brock said this morning about the county board's decision. "I have no objections. Our No. 1 line has always been to preserve that housing."

But Brock declined comment on whether the county housing authority had the ability to operate the neighborhood

City Manager Bob DeLong, one of those involved in the negotiations with NOHA, this morning said he was surprised by the county commission's action but declined further comment. He said he expected the City Council to discuss it at 6 tonight.

Stuart Kammerman, Astoria school superintendent, could not be reached for comment

County Manager Bill Barrons said Astoria resident Doug Sweet had persuaded the county board to take the action. Sweet first raised the proposal to the City Council on Jan. 15. The council decided to keep Sweet's proposal in mind if negotiations with NOHA failed.

SWEET THIS MORNING cited the difficulties local governments and NOHA have had negotiating and also the three-county makeup of the NOHA board as reasons not to turn the neighborhood over to that agency.

"Why on earth would we want to transfer (the property) to an organization that has more loyalties to the other two counties than to Clatsop County?" he said.

Sweet also contended the NOHA officials don't really desire the property but stepped forward only because they felt obligated

Eric Olsen, director of Clatsop Community Action, a non-profit social service agency, said this morning that he liked Sweet's proposal.

"In principle, I sure like the idea of having (Emerald Heights) operated by the (county) housing authority, where we could have complete control over it," Olsen said.

Barrons said the county commissioners knew Wednesday that Dukes and local government officials had developed another funding proposal that was to be presented in writing to Brock today But Barrons said the commissioners nevertheless thought it

See Heights, Page 4

Settlement on Heights may be derailed

By ANDREA KENNET
Of The Daily Astorian

A settlement over Emerald Heights that Astoria officials thought was in the works Wednesday may be in jeopardy today.

The City Council and Astoria School Board will hold special meetings tonight to review yet another proposed payment plan for governmental services to the neighborhood in east Astoria. City Manager Bob DeLong said he will ask the council to approve the plan.

But Northwest Oregon Housing Authority Executive Director Lorene Brock expressed doubt this morning about the prospects for settlement.

Also uncertain is whether a surprise action Wednesday evening by the Clatsop County Board of Commissioners could derail negotiations. The county commissioners passed a resolution that the county make a "strong good-faith effort" to acquire the Emerald Heights property for the Clatsop County Housing Authority or another local government entity such as the county or city government.

THE U.S. DEPARTMENT of Labor is scheduled on Tuesday to transfer ownership of the enclave of 300 low-cost rental units to the Oregon Housing Agency. That state agency has planned to immediately turn over the area to NOHA. The 1,200-resident neighborhood is home to about one-eighth of Astoria's population.

NOHA does not pay property taxes and is not required by law to pay for government services that the city, county and other taxing agencies will have to extend to the neighborhood after the ownership transfer.

Heights

Continued from Page 1

in the community's best interests to have the property under the control of a local agency.

Barrons said the county housing authority's board had not yet been formally approached on the matter.

BARRONS SAID THE county commissioners were to make telephone calls today asking the state housing agency to transfer the property to the county housing authority, the county government or the city government.

Commissioner Sally O'Donnell confirmed that she was among those making the calls this morning, but was unable to make further comment.

The Clatsop County Housing Authority is a seven-member board appointed by the county commissioners to provide safe and sanitary housing to low- and moderate-income people through various programs.

However, when NOHA was created, that agency took over the implementation of those programs. The county housing authority owns the Owens-Adair apartment complex in Astoria but contracts with NOHA to operate it for low-income elderly people.

The county housing authority board members include O'Donnell, Arnold Seeborg, Ann McGowan, Dan Webster, Gail Collins, Donald Kontz and Wona Tinsley. O'Donnell, Seeborg and McGowan also represent the county government on the NOHA board.

(Andrea Kennet also contributed to this story.)

But NOHA, city, county and school officials have been trying to work out a payment plan with little success. NOHA had been proposing to pay 10 percent of net rents for the government services, while the city, county and school were requesting a payment equal to 100 percent of the property taxes that would be paid if the neighborhood was on the tax rolls.

As a compromise, the city, county and school district officials had proposed a pro-rated payment plan working up to the 100 percent figure — but the NOHA board rejected that plan.

When negotiations became stalemated, state Sen. Joan Dukes, D-Svensen, and state Rep. Tom Hanlon, D-Cannon Beach, stepped in this week. Dukes helped to work out the latest proposal.

"The numbers do not vary," DeLong said about the latest proposal. "The language is important, especially to NOHA. They have specific concerns about how it is worded."

Brock said she couldn't comment on the specifics because she wouldn't see the proposal in writing until this afternoon. She said it was possible that it might be a simple, clear-cut plan and one acceptable to her agency's board.

BUT IF IT'S essentially the plan Dukes outlined verbally to her earlier this week, it would be little different from the proposal rejected by the housing authority board, Brock said.

"They changed the wording," she said. "Everything's the same, they just called it a different name

"A rose by any other name still smells the same," she added.

The housing authority's lawyer had confirmed that the earlier proposal would violate state law, she said. NOHA must ensure that in-lieu-of-tax payments are based on the cost of services to the area, rather than tied to the assessed value of the property, she said.

"I told Joan I would not say or do anything to stop it," Brock said. "But any proposal has got to be approved by NOHA legal counsel as to compli e with applicable laws. There no ifs, ands or buts about it."

Brock said she woul ot push for an overnight opi from NOHA's legal counsel o e latest proposal. "I'm not goin o act in one day on something t some- one else has had a wee o work on," she said "I need t ave the same amount of time."

DeLONG, WHO W S optimistic about the latest pr osal on Wednesday, said this m ing he was surprised by the county commissioners' action. He gave no response to Brock's comm nts, but he acknowledged he was longer as optimistic.

"It's gotten real delica at this point," he said.

The City Council will r iew the funding plan in a specia meeting at 6 tonight in City H , 1095 Duane St. The school b rd will discuss it during a specia meeting starting at 8 p.m. at th district office, 3196 Marine Drive.

(John Fortmeyer an Joan Herman also contributed o this report.)

DAILY ASTORIAN 1/29/90

County rule of Heights gains support

By JOHN FORTMEYER
And JOAN HERMAN
Of The Daily Astorian

Solidly preferred by Emerald Heights residents, a plan to put the Astoria neighborhood in Clatsop County's hands by Wednesday was endorsed this morning by county officials

The county's Board of Commissioners indicated support for a plan that called for the county housing authority to own the property.

It also would — for the short term — let longtime Emerald Heights manager General Electric Government Services continue in that role

"It's a wonderful opportunity for the people who live in Clatsop County," said Richard Carruthers, commission chairman. He said it would ensure the continuation of much-needed, well-managed housing.

An official of a tri-county agency with a separate plan for the neighborhood told the commissioners this morning that she would not oppose the county's efforts.

"I have no objections to it whatsoever," said Lorene Brock, executive director of the Northwest Oregon Housing Authority. "I wish you luck. I really do."

She said her agency's number one concern had always been the residents of Emerald Heights.

But at least one, and possibly two members of the Clatsop County Housing Authority board said they would resign if the county's plan became reality

Ann McGowan, who also sits on the NOHA board as a representative of the county, said she could not comment on the plan without more time.

"I, speaking for myself alone, have to request that I be allowed to resign from the board, because I just am not able to handle this," McGowan said.

She explained that the county housing authority board has met only about 15 minutes annually in recent years. She said she was also concerned about the liability facing housing authority board members if they were in charge of Emerald Heights.

County Manager Bill Barrons responded that housing authority board members would share the same liability coverages of other county officials.

Dan Webster, another county housing authority board member, also indicated he might have to resign.

The plan — developed over the weekend by Barrons — was to be forwarded to state officials today.

See Heights, Page 4

DAILY ASTORIAN
1/27/90

Open Forum

Open letter

An open letter to the Astoria City Council, city manager, county commission, county manager and Astoria school superintendent:

I strongly urge you to immediately contact Congressman Au-Coin's office and the state Housing Authority and request the paperwork for the transfer of Emerald Heights be changed to give ownership of the facility to the Clatsop County Housing Authority, instead of to Northwest Oregon Housing Authority.

There is precedent for this. The Clatsop County Housing Authority owns the Owens-Adair Apartment building but contracts with NOHA to operate it. There may be other properties in the county where a similar arrangement exists.

Emerald Heights is a significant part of both Clatsop County and the city of Astoria. Under the present plan the ownership and control, not to mention future direction of this significant piece of real estate will pass into the hands of a group with a majority of control in two other counties, Columbia and Tillamook. That is, the NOHA board is made up of delegates from all three served counties, with equal representation. Clatsop County's vote will always be subject to votes from the other two counties. As local authorities, you will no longer have direct say in the operation of this housing which lies 100 percent within your jurisdiction.

The negotiations between you and the NOHA board have been hostile so far. Here are some reasons:

The board of directors of NOHA, made up mostly of representatives from the other counties, wants to keep the payments in lieu of taxes low to protect arrangements for subsidized housing in their own counties. Neither Tillamook nor Columbia county wants to pay more than 10 percent of revenues (in lieu of taxes) in their jurisdiction. They are terrified of the idea that federally subsidized housing around the state might actually have to pay its own way in the communities it [illegible] Therefore, they vote against full payment in lieu of taxes for a Clatsop County project and will continue to do so after taking ownership of the property.

This will be the pattern time after time in the future, if Emerald Heights is owned by NOHA, a regional organization with no accountability within Clatsop County. Clatsop County Housing Authority will provide a convenient lever of local control over NOHA as contract operator (or any other organization which might operate the facility) in future decision-making. (There are many other ways of managing Emerald Heights ranging from contract management with a local real estate company to making it a part of Astoria Public Works.)

In the future, if Emerald Heights is not managed with a high degree of competence and sensitivity, you will find the city and county faced with a high risk, high problem, housing ghetto. Indeed, some of the seeds of future problems have already been planted by the NOHA management plan: Higher income residents will be moved out; rents will be increased (which will probably result in a higher vacancy rate), the balance which exists today of a mix of medium and low income residents will be unbalanced and the stability of the neighborhood will be upset. This will result in a greater load on Astoria services — police, fire and school system.

As elected and appointed local government officials, you need to maintain a high degree of local control over this situation. Giving the facility to an outside agency runs counter to that.

DOUG SWEET
Box 201
Astoria

Heights

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A pair of plans

COUNTY'S PLAN

The county would own the neighborhood, through the Clatsop County Housing Authority

The county would not displace any residents who are not of low income, until a complete analysis is prepared defining the need for dwelling units for low-income people. That analysis would eventually determine the need, if any, for displacing tenants

Housing units beyond the projected needs for low-income people may be sold for use in the private market or transferred to the general county government or the city government to be leased

The county would pay the Astoria city government and Astoria School District for services provided to Emerald Heights The agreement would be similar to that recently proposed by the local governments to the Northwest Oregon Housing Authority — for in-lieu-of-tax payments gradually increasing to cover 100 percent of the taxes that would be received if the property were on the tax rolls

The housing authority would contract with General Electric Government Services to manage the property for at least the first 30 to 60 days of county ownership. If required by law, the county would hire a licensed real estate agent or firm to administer rental agreements, collect rents, qualify tenants and the like In this event, GE Government Services would simply maintain the property

County staff would be assigned to prepare an Emerald Heights budget for the rest of the current fiscal year and for the 1990-91 fiscal year

During the first 30 days, the county would establish a tenants committee to meet in public regularly and advise the county on the needs and desires of residents

Within 21 days of county ownership, the county would seek proposals from experienced property management agencies One would be selected to act for 36 to 60 months as the neighborhood's landlord; to evaluate the need for housing for low- and moderate-income people, to study market rents for similar properties, propose operating policies and rules, and maintain all buildings and grounds

During the first 12 months of county ownership, the city and county would draw up plans to rehabilitate and fully integrate the area's water and sewage systems into the city systems; to turn the area's roads over to city supervision; and to rehabilitate electrical systems to meet Pacific Power & Light Co standards.

Dwellings that cannot economically be maintained may be replaced by modern structures meeting all current building and fire codes

Undeveloped property will be studied for its highest and best use Possible uses are as a new elementary school site, or for subdividing and development of affordable housing

In fact, a group of Emerald Heights residents met Saturday and agreed to endorse the county plan before they had even seen it They said they knew of no residents in the neighborhood who favored NOHA's ownership.

"I just don't believe NOHA is capable" of managing the property, resident Mercedes Doege said at Saturday's gathering "Not something this humongously big."

"The county's used to handling bigger things," agreed another resident, Tony DeVos

NOHA officials say their plan would require all households with a gross annual income of more than $25,360 to leave within 12 months But Barrons said this morning his interpretation of state law is that the county housing authority plan would not necessarily require that

Using the discretion authorized by state law, the county housing authority "will not displace any persons not of lower income until a complete analysis is prepared defining the need for dwelling units for low-income persons," Barrons wrote in the plan "Based upon the analysis, it will be determined if the need for additional housing for low-income persons supports the displacement of any tenants currently living in Emerald Heights housing."

NOHA has been unable to come to terms with local governments on an in-lieu-of-tax payment plan to cover the cost of extending government services to the neighborhood

But there should be no such roadblock under the county plan, Barrons indicated

"The Clatsop County Housing Authority will pay the City of Astoria and the Astoria School District for services provided to Emerald Heights," he wrote in the plan. "The agreement will be similar to the proposal prepared by city, school and county representatives" this month

Emerald Heights resident Dolores Strickland, speaking on behalf of the residents at this morning's commission meeting, pointed out that she would have to move from the neighborhood under NOHA's plan

"We're very concerned about the stability of the neighborhood" if some of the current residents have to move, she said "We've very concerned that the neighborhood will deteriorate"

JANUARY

COLUMBIA PRESS 1/26/90

County to pursue Emerald Heights

By Gary Nevan

If the Clatsop County Board of Commissioners have anything to say about it, the scheduled transfer of Astoria's Emerald Heights neighborhood to the Northwest Oregon Housing Association (NOHA) will not take place.

At its Wednesday evening meeting at Warrenton City Hall, the commissioners heard a request from Doug Sweet of Astoria urging them to not accept the proposed transfer.

Sweet argued that NOHA is controlled by appointed officials from three counties, Clatsop, Columbia and Tillamook, and the agency would have little loyalty to Clatsop County voters.

"The people who live there now have not been taken into account," Sweet added.

Commissioner Sally O'Donnell agreed. "There are 1,200 people up there who don't know what's going to happen," she said. "It's an absolutely deplorable situation with a totally simple solution."

O'Donnell said that Emerald Heights should be turned over to a local agency. "This is property management, pure and simple," she said. "Let's get a contract and do the best thing for the residents."

Chairman Richard Carruthers agreed with O'Donnell, saying, "the human element is way more important than the financial. We would be no worse off under Clatsop County Housing Authority than under NOHA. "

The city of Astoria has also expressed some interest in managing the property, said County Manager Bill Barrons.

The commissioners unanimously agreed to make a "strong good faith effort to acquire Emerald Heights to be managed by the Clatsop County Housing Authority or an approved local government entity."

The transfer of Emerald Heights to NOHA is scheduled to take place Jan. 30.

It's official: Heights belongs to county

DAILY ASTORIAN 11/30

By JOHN FORTMEYER
Of The Daily Astorian

An entire Astoria neighborhood — owned only by the federal goverment since it was built in the 1940s — fell out of federal hands today.

And into the waiting hands of a branch of the Clatsop County government.

Eighteen months of uncertainty over the future of the 1,200-resident Emerald Heights area ended in a matter of minutes this morning. Federal, state and local officials publicly signed papers to complete the U.S. Department of Labor's gift of the property to the Clatsop County Housing Authority.

"It's really fantastic. We should all be thrilled," Chris Pierce, aide to U.S. Rep. Les AuCoin, told the approximately 60 people attending the brief midmorning ceremony at the Emerald Heights Community Center. AuCoin played a key role in securing congressional approval of the no-cost property transfer.

THE MOOD AT the community center was clearly jubilant, as parties representing all levels of government joined Emerald Heights residents in applauding the end to the long and controversial debate over the neighborhood.

A former naval housing complex, Emerald Heights comprises 300 low-cost rental units. It is home to about one-eighth of Astoria's population.

Today's action followed by less than 24 hours the state government's announcement that the neighborhood would be turned over to the county housing authority rather than the Astoria-based Northwest Oregon Housing Authority.

Until last week, the Oregon Housing Agency — which acted in a pass-through role for the transfer — had fully intended to turn the neighborhood over to NOHA.

But continued problems in negotiations with that agency prompted the county and city governments and the Astoria School District to quickly throw their support behind an alternate plan proposed by Astoria resident Doug Sweet. That plan, endorsed by a group of Emerald Heights residents last weekend, called for the county agency to take ownership.

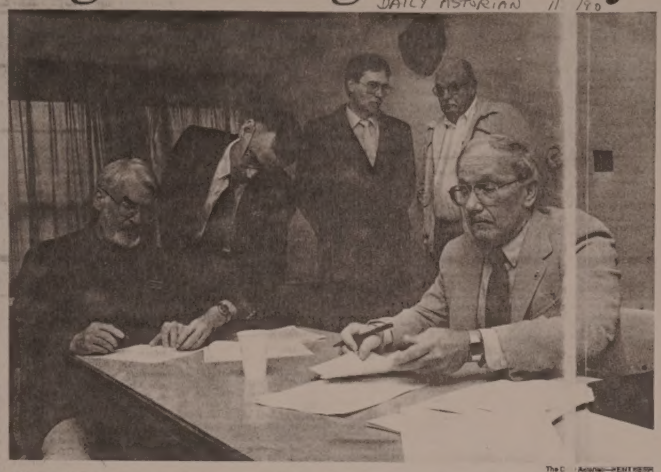
The extent of local support for that plan convinced the state to decide in the county's favor, a state housing official said Tuesday.

County Manager Bill Barrons announced today that the county will hold a public meeting with Emerald Heights residents at 7 p.m. Friday at the community center. Everyone will be brought up to date on the county's plans, he said.

SOME OF THE paperwork today was signed in advance by Labor Secretary Elizabeth Dole in Washington, D.C. Taking part in today's signature ceremony were Jim Stockton and Don Ward, of Labor Department offices in Washington; Jack Krois, Northwest regional director of the Job Corps program; Larry Dowd of the state housing agency; D. Kevin Carlson, assistant state attorney general; Richard Carruthers, chairman of the Clatsop County Board of Commissioners, and Barrons.

Besides Pierce, those making public statements at today's ceremony included Astoria Mayor Edith Henningsgaard, Carruthers, Dowd and Krois.

While giving credit to Sweet and various officials, Carruthers said the "real heroes" of the past 18 months were the people of Emerald Heights themselves.



The D[illegible] Astorian—KENT KESSE

Officials took turns this morning signing documents that formally made the Clatsop County Housing Authorit[illegible]he landlord for Emerald Heights. Pictured are Jack Krois, Don Ward, D. Kevin Carlson, Bill Barrons and Richard Carruthers.

"They got what they wanted," he said. "They knew what they wanted and they certainly knew what they did not want."

Carruthers said the county was committed to making its plan work.

"We're going to bust our tails to work to make sure you know that you didn't make a mistake in giving (the area) to the county," he said.

Pierce welcomed today's outcome.

"Your homes are secure," he told Emerald Heights residents. "I'm happy and Les (AuCoin) is thrilled."

Sweet this morning expressed surprise about how quickly his idea was accepted and backed by so many people.

"It was kind of a last hopeless act when I went before the county," he said. "I thought it was too late for anything to change, considering the bureaucracies. I'm really happy t[illegible] it worked out this way."

"I will neve[illegible]gain say the voice of five or six [illegible]ple can't make a difference," sa[illegible] Mercedes Doege, one of the re[illegible]ents who backed the county [illegible]. She said the

See [illegible]*ights, Page 12*

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Saying they had lost confidence in NOHA's ability to manage the neighborhood, a group of Emerald Heights residents went on record as strongly supporting the county's plan. They said they knew of no residents who favored NOHA's ownership.

Representatives of that group attended Monday's commission meeting to urge action on the county plan. Speaking on their behalf was Dolores Strickland, co-chairman this past year of the Emerald Heights Tenants Association.

But three Emerald eights residents telephoned The Daily Astorian this morning to express concern about the county plan. Two of them, Linda Kindred and Leslie Lyons, said they preferred NOHA, because that agency had worked far longer on the matter and offered more information.

"I feel more comfortable with a known factor than an unknown," Kindred said.

Pam Forrester of the governor's office said today that the state had heard no opposition to the county plan from any Emerald Heights residents. She said they had opportunity to express their views at last week's meetings of the county, city and school governing boards.

The county commissioners on Monday endorsed the plan drawn together over the weekend by Barrons.

It was then quickly forwarded to state officials for their review. All questions of the state's legal counsel were satisfied by this morning, said Baker.

Lorene Brock, NOHA executive director, told the commissioners Monday that she would not oppose the efforts. But Brock last week said the county plan would not cause NOHA to withdraw its interest in the property. She could not be reached this morning to comment on the state's decision.

At Monday's meeting, at least two members of the county housing authority's current board indicated they might resign if the county's plan became reality. Ann McGowan, who also sits on the NOHA board as a representative of the county, said she had concerns about the potential liability facing the board.

But before the meeting was over, the commissioners changed Barrons' plan to read that if the property was transferred to the county, the commissioners would designate themselves as the housing authority.

Under the county plan, the neighborhood's longtime manager — General Electric Government Services — would continue in that role for at least the first 30 to 60 days of county ownership.

Barrons said this morning that he was also negotiating with D.C. Thompson and Co., an Astoria property management firm, to handle part of those duties initially, in accordance with state law.

During the coming two months, the county will solicit proposals from property management firms to handle all the management and maintenance for Emerald Heights, Barrons said.

Three questions

Many low-cost Emerald Heights apartments are rented to tenants who earn more than $25,360 per year, a figure which has just been identified as a "ceiling" for eligibility to rent there. This fact raises three questions:

1. If $25,360 per year qualifies one for low-income housing, shouldn't the U.S. Coast Guard be embarrassed to pay many of its enlisted personnel less than half that income? Or the Astoria Public Schools to pay its beginning teachers a bit more than 70 percent of this "poverty level" wage?

2. Aren't there a great many families in Clatsop County struggling to get by on less than half this "poverty level" income?

3. Shouldn't single-parent families and students and physically handicapped and elderly persons — citizens who are legitimately poor — get ALL of of this resource of publicly-supported, inexpensive homes?

Apparently not.

NOHA Administrator Lorene Brock, trying to keep the lid on the politics of the situation, has said that those tenants who earn more than $25,360 per year should have a full year to find private-sector housing.

Bullfeathers!

I believe that the sloppy management of Emerald Heights has long been a loophole in the system through which some have reached to rob the rest of us.

Besides being a taxpayer, I'm a landlord. I know that, by the time a tenant pays the current private-market rent price for a two-bedroom apartment and pays the going rate for utilities, he or she will spend about $350 per month for Emerald Heights-type housing.

DAILY ASTORIAN 2/1/90

Emerald Heights offers the same product for about $190 per month.

Subtract that $190 from $350: Every renter at the Heights receives a gift of $160 per month, or $1,920 per year, from his or her taxpaying neighbors.

I think that's a fine idea — when the gift enables families and individuals who might not survive, to live a decent life. But for years this gift has been wasted on some relatively affluent people who simply don't deserve it. It is long past time for a change.

Whoever manages Emerald Heights — NOHA, Clatsop County, whoever — can and should immediately stop this waste of money that the rest of us earn. How?

To every Emerald Heights tenant who is not legitimately poor, management should immediately issue a Landlord's 30-Day Notice of Rent Increase (Stevens-Ness Form No. 960) and begin by March 1 to charge these people the going rate for the housing they use.

RALPH M. WIRFS
Route 1 Box 915
Astoria

Heights

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residents would do all they could to make it a success.

BUT OBJECTIONS TO the plan surfaced even at the last minute.

Earlier this morning, the county commissioners unanimously approved a resolution to assume the responsibilities of the seven-member county housing, because of the transfer.

The commission then received an unexpected proposal from Emerald Heights resident Frank Bojanowski. Saying he opposed the transfer to the county housing authority, Bojanowski proposed having an Emerald Heights tenants group assume ownership of the property.

That group would agree, among other things, to apply rents toward property tax payments and necessary infrastructure improvements, he said.

Bojanowski said he objected to the transfer because Emerald Heights residents had not been given adequate notice.

"I think it's really out of our hands," Barrons responded.

City quickly provides services

At 12:01 a.m. today, the arm of the law in Astoria reached a little farther.

At that time, the Astoria police department — and the fire department — assumed responsibility for Emerald Heights.

City Manager Bob DeLong explained that he had set that time, even though the transfer officially hadn't taken place, to avoid confusion.

"I certainly did not want to be in a position of arguing — if there was an incident in Emerald Heights at 3 o'clock this morning — nitpicking that no, we did not have responsibility," he said.

Other city services will be phased in, DeLong said. For example, the city bus now makes limited runs to Emerald Heights and curbside recycling is not provided. However, the city governament has provided garbage collection to the neighborhood.

"We'll be phasing things in pretty quickly," DeLong said.

A former Navy housing complex in Astoria's east end, Emerald Heights is home to about 1,200 people, or about one-eighth of the city's population. They live in 300 low-cost rental units.

Although Emerald Heights has been within the city limits for years, the city government was not required to provide services — in some instances, it was prohibited — while the neighborhood was classified as a federal enclave, and thus exempt from city taxes.

However, Emerald Heights residents could vote on city council races and on other city issues. And, as with all city residents, they had free use of the city library and recreation programs.

As with any "new" subdivision coming into the city, Emerald Height's water and sewer systems and streets must be brought up to city standards before the city government will accept responsibility for them, according to DeLong. Although the sewer system is in good shape, the water system is not and must be upgraded, he said. The streets must also be mapped.

The county government has "the ultimate responsibility but we're going to be working very closely with them," DeLong said.

The Oregon Housing Authority had indicated it would float a bond measure to pay for the water system upgrade when Northwest Oregon Housing Authority was in line to get the neighborhood.

DeLong said he hoped to work out an in-lieu payment with the county government that would enable the city to retain at least the one police officer position added when the city began providing limited police service to Emerald Heights. Police Chief Ron Louie has said the city needs at least three additional police officers to be able to provide full-time protection.

Under an existing mutual aid agreement, the Astoria Fire Department and the Tongue Point Volunteer Fire Department will continue to respond together to reported structure fires, chimney fires and car fires. However, Astoria will now be the lead agency and Tongue Point the backup. Also, Astoria will respond alone to medical calls, vehicle accidents and other incidents that don't require a large turnout.

DAILY ASTORIAN 1/30/90

State officials: County's in, NOHA's out

By JOHN FORTMEYER
Of The Daily Astorian

It's decided.

Astoria's Emerald Heights neighborhood will be given to the Clatsop County Housing Authority Wednesday morning, Sheila Baker, acting administrator of the Oregon Housing Agency, told The Daily Astorian late this morning that the county's plan was selected rather than a proposal from the Northwest Oregon Housing Authority.

The Clatsop County Board of Commissioners has scheduled a special meeting at 9:30 a.m. Wednesday to formally assume the housing authority responsibilities. The meeting will be at the county courthouse in Astoria.

What swayed the state, Baker said, was the local support for the three-county agency, had for more than a year sought the property, while the county officials hurriedly developed and submitted their alternate proposal.

After the county commissioners decided Wednesday to pursue the property, the Astoria City Council and Astoria School Board on Thursday endorsed the county's efforts.

"I think, from our perspective, that both NOHA and the Clatsop County Housing Authority looked like they could go a good job," Baker said. "It was basically the support that made it so exciting to go with Clatsop County."

"Well, it's good," Clatsop County Manager Bill Barrons said this morning about the state announcement. He said it didn't surprise him.

"I told the (county commission) chairman yesterday that I thought it was going to go this way," Barrons said.

See Heights, Page 7

THE NOHA PLAN

NOHA would develop a five- to seven-year plan to sell about 200 units to current or incoming tenants who otherwise could not afford to buy homes. The property would not be available to developers.

Once sold, the units would be placed on the property tax rolls.

NOHA would retain about 100 units. Fifty to 75 units would be designated for low-income families with some form of rental assistance provided. The rest would be used for special needs, such as temporary housing for homeless families with children and battered spouses with children.

Proposed budgets, as of Dec. 8, called for rents in the neighborhood to increase about 30 percent by March. Rents now range from $188 monthly for a two-bedroom unit to $298 for a three-bedroom unit. The proposed increase would mean a $245 rent for the two-bedroom unit and a $390 rent for the largest unit.

Under state law, any household of any size with a gross annual income of more than $25,360 — which is 80 percent of the state-defined "median" income of $31,700 — will have to move by Jan. 31, 1991.

To pay for services provided to Emerald Heights, NOHA would pay the county and city governments and the Astoria School District a total of 10 percent of the neighborhood's net revenues. NOHA also proposes that a meeting between NOHA and the local governments be held June 30 to negotiate an equitable agreement "based on actual services provided."

It's official: Heights belongs to county

DAILY ASTORIAN 1/ /90

By JOHN FORTMEYER
Of The Daily Astorian

An entire Astoria neighborhood — owned only by the federal goverment since it was built in the 1940s — fell out of federal hands today.

And into the waiting hands of a branch of the Clatsop County government.

Eighteen months of uncertainty over the future of the 1,200-resident Emerald Heights area ended in a matter of minutes this morning. Federal, state and local officials publicly signed papers to complete the U.S. Department of Labor's gift of the property to the Clatsop County Housing Authority.

"It's really fantastic. We should all be thrilled," Chris Pierce, aide to U.S. Rep. Les AuCoin, told the approximately 60 people attending the brief midmorning ceremony at the Emerald Heights Community Center. AuCoin played a key role in securing congressional approval of the no-cost property transfer.

THE MOOD AT the community center was clearly jubilant, as parties representing all levels of government joined Emerald Heights residents in applauding the end to the long and controversial debate over the neighborhood.

A former naval housing complex, Emerald Heights comprises 300 low-cost rental units. It is home to about one-eighth of Astoria's population.

Today's action followed by less than 24 hours the state government's announcement that the neighborhood would be turned over to the county housing authority rather than the Astoria-based Northwest Oregon Housing Authority.

Until last week, the Oregon Housing Agency — which acted in a pass-through role for the transfer — had fully intended to turn the neighborhood over to NOHA.

But continued problems in negotiations with that agency prompted the county and city governments and the Astoria School District to quickly throw their support behind an alternate plan proposed by Astoria resident Doug Sweet. That plan, endorsed by a group of Emerald Heights residents last weekend, called for the county agency to take ownership.

The extent of local support for that plan convinced the state to decide in the county's favor, a state housing official said Tuesday.

County Manager Bill Barrons announced today that the county will hold a public meeting with Emerald Heights residents at 7 p.m. Friday at the community center. Everyone will be brought up to date on the county's plans, he said.

SOME OF THE paperwork today was signed in advance by Labor Secretary Elizabeth Dole in Washington, D.C. Taking part in today's signature ceremony were Jim Stockton and Don Ward, of Labor Department offices in Washington; Jack Krois, Northwest regional director of the Job Corps program; Larry Dowd of the state housing agency; D. Kevin Carlson, assistant state attorney general; Richard Carruthers, chairman of the Clatsop County Board of Commissioners, and Barrons.

Besides Pierce, those making public statements at today's ceremony included Astoria Mayor Edith Henningsgaard, Carruthers, Dowd and Krois.

While giving credit to Sweet and various officials, Carruthers said the "real heroes" of the past 18 months were the people of Emerald Heights themselves.

"They got what they wanted," he said. "They knew what they wanted and they certainly knew what they did not want."

Carruthers said the county was committed to making its plan work.

"We're going to bust our tails to work to make sure you know that you didn't make a mistake in giving (the area) to the county," he said.

Pierce welcomed today's outcome.

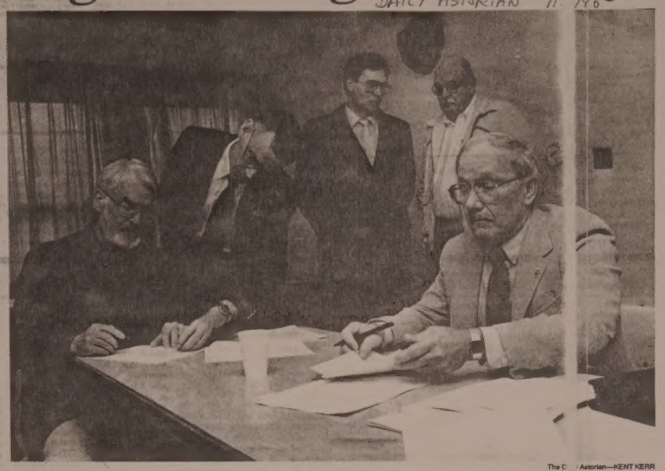
"Your homes are secure," he told Emerald Heights residents. "I'm happy and Les (AuCoin) is thrilled."

Sweet this morning expressed surprise about how quickly his idea was accepted and backed by so many people.

"It was kind of a last hopeless act when I went before the county," he said. "I thought it was too late for anything to change, considering the bureaucracies. I'm really happy th it worked out this way."

"I will neve gain say the voice of five or six ple can't make a difference," sa Mercedes Doege, one of the re sons who backed the county ... She said the

See ights, Page 12



The D Astorian—KENT KERR

Officials took turns this morning signing documents that formally made the Clatsop County Housing Authorit the landlord for Emerald Heights. Pictured are Jack Krois, Don Ward, D. Kevin Carlson, Bill Barrons and Richard Carruthers.

Heights

Continued from Page 1

Saying they had lost confidence in NOHA's ability to manage the neighborhood, a group of Emerald Heights residents went on record as strongly supporting the county's plan. They said they knew of no residents who favored NOHA's ownership.

Representatives of that group attended Monday's commission meeting to urge action on the county plan. Speaking on their behalf was Dolores Strickland, co-chairman this past year of the Emerald Heights Tenants Association.

But three Emerald eights residents telephoned The Daily Astorian this morning to express concern about the county plan. Two of them, Linda Kindred and Leslie Lyons, said they preferred NOHA, because that agency had worked far longer on the matter and offered more information.

"I feel more comfortable with a known factor than an unknown," Kindred said.

Pam Forrester of the governor's office said today that the state had heard no opposition to the county plan from any Emerald Heights residents. She said they had opportunity to express their views at last week's meetings of the county, city and school governing boards.

The county commissioners on Monday endorsed the plan drawn together over the weekend by Barrons.

It was then quickly forwarded to state officials for their review. All questions of the state's legal counsel were satisfied by this morning, said Baker.

Lorene Brock, NOHA executive director, told the commissioners Monday that she would not oppose the efforts. But Brock last week said the county plan would not cause NOHA to withdraw its interest in the property. She could not be reached this morning to comment on the state's decision.

At Monday's meeting, at least two members of the county housing authority's current board indicated they might resign if the county's plan became reality. Ann McGowan, who also sits on the NOHA board as a representative of the county, said she had concerns about the potential liability facing the board.

But before the meeting was over, the commissioners changed Barrons' plan to read that if the property was transferred to the county, the commissioners would designate themselves as the housing authority.

Under the county plan, the neighborhood's longtime manager — General Electric Government Services — would continue in that role for at least the first 30 to 60 days of county ownership.

Barrons said this morning that he was also negotiating with D.C. Thompson and Co., an Astoria property management firm, to handle part of those duties initially, in accordance with state law.

During the coming two months, the county will solicit proposals from property management firms to handle all the management and maintenance for Emerald Heights, Barrons said.

Three questions

Many low-cost Emerald Heights apartments are rented to tenants who earn more than $25,360 per year, a figure which has just been identified as a "ceiling" for eligibility to rent there. This fact raises three questions:

1. If $25,360 per year qualifies one for low-income housing, shouldn't the U.S. Coast Guard be embarrassed to pay many of its enlisted personnel less than half that income? Or the Astoria Public Schools to pay its beginning teachers a bit more than 70 percent of this "poverty level" wage?

2. Aren't there a great many families in Clatsop County struggling to get by on less than half this "poverty level" income?

3. Shouldn't single-parent families and students and physically handicapped and elderly persons — citizens who are legitimately poor — get ALL of of this resource of publicly-supported, inexpensive homes?

Apparently not.

NOHA Administrator Lorene Brock, trying to keep the lid on the politics of the situation, has said that those tenants who earn more than $25,360 per year should have a full year to find private-sector housing.

Bullfeathers!

I believe that the sloppy management of Emerald Heights has long been a loophole in the system through which some have reached to rob the rest of us.

Besides being a taxpayer, I'm a landlord. I know that, by the time a tenant pays the current private-market rent price for a two-bedroom apartment and pays the going rate for utilities, he or she will spend about $350 per month for Emerald Heights-type housing.

Emerald Heights offers the same product for about $190 per month.

Subtract that $190 from $350: Every renter at the Heights receives a gift of $160 per month, or $1,920 per year, from his or her taxpaying neighbors.

I think that's a fine idea — when the gift enables families and individuals who might not survive, to live a decent life. But for years this gift has been wasted on some relatively affluent people who simply don't deserve it. It is long past time for a change.

Whoever manages Emerald Heights — NOHA, Clatsop County, whoever — can and should immediately stop this waste of money that the rest of us earn. How?

To every Emerald Heights tenant who is not legitimately poor, management should immediately issue a Landlord's 30-Day Notice of Rent Increase (Stevens-Ness Form No. 960) and begin by March 1 to charge these people the going rate for the housing they use.

RALPH M. WIRFS
Route 1 Box 915
Astoria

DAILY ASTORIAN 31/1/90

Heights

Continued from Page 1

residents would do all they could to make it a success.

BUT OBJECTIONS TO the plan surfaced even at the last minute.

Earlier this morning, the county commissioners unanimously approved a resolution to assume the responsibilities of the seven-member county housing, because of the transfer.

The commission then received an unexpected proposal from Emerald Heights resident Frank Bojanowski. Saying he opposed the transfer to the county housing authority, Bojanowski proposed having an Emerald Heights tenants group assume ownership of the property.

That group would agree, among other things, to apply rents toward property tax payments and necessary infrastructure improvements, he said.

Bojanowski said he objected to the transfer because Emerald Heights residents had not been given adequate notice.

"I think it's really out of our hands," Barrons responded.

City quickly provides services

At 12:01 a.m. today, the arm of the law in Astoria reached a little farther.

At that time, the Astoria police department — and the fire department — assumed responsibility for Emerald Heights.

City Manager Bob DeLong explained that he had set that time, even though the transfer officially hadn't taken place, to avoid confusion.

"I certainly did not want to be in a position of arguing — if there was an incident in Emerald Heights at 3 o'clock this morning — nitpicking that no, we did not have responsibility," he said.

Other city services will be phased in, DeLong said. For example, the city bus now makes limited runs to Emerald Heights and curbside recycling is not provided. However, the city government has provided garbage collection to the neighborhood.

"We'll be phasing things in pretty quickly," DeLong said.

A former Navy housing complex in Astoria's east end, Emerald Heights is home to about 1,200 people, or about one-eighth of the city's population. They live in 300 low-cost rental units.

Although Emerald Heights has been within the city limits for years, the city government was not required to provide services — in some instances, it was prohibited — while the neighborhood was classified as a federal enclave, and thus exempt from city taxes.

However, Emerald Heights residents could vote on city council races and on other city issues. And, as with all city residents, they had free use of the city library and recreation programs.

As with any "new" subdivision coming into the city, Emerald Height's water and sewer systems and streets must be brought up to city standards before the city government will accept responsiblity for them, according to DeLong. Although the sewer system is in good shape, the water system is not and must be upgraded, he said. The streets must also be mapped.

The county government has "the ultimate responsibility but we're going to be working very closely with them," DeLong said.

The Oregon Housing Authority had indicated it would float a bond measure to pay for the water system upgrade when Northwest Oregon Housing Authority was in line to get the neighborhood.

DeLong said he hoped to work out an in-lieu payment with the county government that would enable the city to retain at least the one police officer position added when the city began providing limited police service to Emerald Heights. Police Chief Ron Louie has said the city needs at least three additional police officers to be able to provide full-time protection.

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State officials: County's in, NOHA's out

DAILY ASTORIAN 1/31/90

By JOHN FORTMEYER
Of The Daily Astorian

It's decided.

Astoria's Emerald Heights neighborhood will be given to the Clatsop County Housing Authority Wednesday morning.

Sheila Baker, acting administrator of the Oregon Housing Agency, told The Daily Astorian late this morning that the county's plan was selected rather than a proposal from the Northwest Oregon Housing Authority.

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What swayed the state, Baker said, was the local support for the county's plan for the 1,200-resident neighborhood.

"It was a very competitive, that both NOHA and the Clatsop County Housing Authority looked like they could go a good job," Baker said. "It was basically the public support that made it so exciting to go with Clatsop County."

Well, it's good," Clatsop County Manager Bill Barrons said this morning about the state announcement. He said it didn't surprise him.

"I told the (county commission) chairman yesterday that I thought it was going to go this way," Barrons said.

Emerald Heights, a federal enclave of 300 low-cost rental units, is home to about one-eighth of the city's population. The property will be transferred to the county in a brief ceremony at 10 a.m. Wednesday at the Emerald Heights Community Center.

Under special federal legislation, title for the property will go at that time from its longtime owner, the U.S. Department of Labor, to the state housing agency. Representatives of that agency will immediately sign the title over to county officials.

The Astoria-based NOHA, a three-county agency, had for more than a year sought the property, while the county officials hurriedly developed and submitted their alternate plan this past week.

After the county commissioners declared a willingness to take the property, the Astoria City Council and Astoria School Board on Thursday endorsed the county's efforts.

The county, city and school district all had grown frustrated over a lack of progress in lengthy negotiations with NOHA on a plan for funding local government services to the neighborhood.

See Heights, Page 7

THE NOHA PLAN

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Once sold, the units would be placed on the property tax rolls.

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CHURCH NOTES

DAILY ASTORIAN 2/2/90

Ex-convict speaks at churches

A man who knows what he is talking about will discuss "Winners and Losers" at several locations in Clatsop County Sunday and Monday. George Holley, who was released from prison a year ago after serving more than nine years in the North Carolina prison system for an armed robbery, will be guest speaker on Sunday at 9:45 and 11 a.m. at Astoria First Assembly of God Church.

George Holley

Holley's "Winners and Losers" presentation began in 1984 while he was a prisoner at Craggy Prison in Asheville, N.C. Holley was invited to address a group of high school students in Marshall, N.C., and arrived at the school with two armed guards and manacled with leg irons and handcuffs. He described his life and experiences to the students, stressing that greed, peer pressure, association with the wrong crowd and the use of alcohol and drugs are the main reasons prisons are overflowing.

Stressing that people should get the best education possible, Holley says that is the way to become a winner in life.

Holley also is scheduled to speak at the Tongue Point Job Corps Center on Monday at 9:30 a.m. and at Lewis and Clark Christian Academy at 1 p.m. Monday. All the sessions are open to the public.

Open Forum

DAILY ASTORIAN 2/7/90

Solutions

In the summer of 1988, over 18 months ago, we learned that the Reagan-Bush administration was no longer interested in owning the Emerald Heights neighborhood. We were told that the land and buildings which make up Emerald Heights would be sold on the open market to the highest bidder. The bureaucrats who made this decision gave no thought to the people who live at Emerald Heights, nor to the catastrophic effect their plan would have had on the entire north Oregon coast.

After conferring with residents of the Heights, housing activists and business and community leaders, it became clear that Emerald Heights had to be preserved as affordable housing — it was too important to be put on the open market. In the following months, through a series of letters and phone calls to federal agencies in Washington, D.C., we were able to put a halt to a public auction.

The next step was to convince the Department of Labor to give the neighborhood to a Clatsop County agency or organization which would commit to preserving it as affordable housing. It was difficult convincing budget analysts in Washington that the human costs of evicting 1,200 people from the facility and the negative effects on the economy of Clatsop County, were far higher than the dollars brought in to the United States Treasury through the sale of Emerald Heights.

When the agencies involved refused to transfer the property at no cost, it was time for Congress to step in directly. Sen. Hatfield and I were able to convince our colleagues on the appropriations committees of Congress of the importance of Emerald Heights, and engineered a no-cost transfer which President Bush endorsed this fall.

For the past few months various local agencies and organizations have been actively negotiating the specifics of who would own, operate and administer Emerald Heights once the transfer went through. I have kept closely abreast of these negotiations, but felt strongly that these local decisions had to be made at the local level. It was a difficult period, especially for the residents of the neighborhood.

Now a consensus has been reached on how best to preserve this critical housing stock. It's been a long and exceedingly complex problem, with active involvement from various non-profit organizations and from every level of government. Although these diverse groups have not always seen eye to eye, to their credit the preservation of affordable housing at Emerald Heights always remained the No. 1 priority.

The transfer of Emerald Heights from the Department of Labor to Clatsop County is a tribute to everyone who has put their time and energy into finding a solution to this very difficult situation. It's a tribute to those who have been involved from the beginning, people like Vicki Stough of the Emerald Heights Tenants Association, Larry Dowd of the Oregon State Housing Agency, Lorene Brock of the Northwest Oregon Housing Authority, Jack Krois of the Job Corps and Mayor Edith Henningsgaard. And to others like Stuart Kammerman, superintendent of Astoria schools; City Manager Bob DeLong; NOHA Board Member Mike Mahoney; and County Manager Bill Barrons, who all played important roles during the recent local negotiations.

To those who have been directly involved, to the people of Emerald Heights and to everyone in the community, I want to congratulate you on this exciting accomplishment. I am proud to have played a role in this successful transfer.

LES AU COIN
Member of Congress

DAILY ASTORIAN 2/5/90

Emerald Heights: The job's not finished

Many of us breathed a sigh of relief Wednesday when Clatsop County signed an agreement to assume ownership of the Emerald Heights housing development. To most long-term observers of the Emerald Heights saga this seemed like the best outcome of a tortuous struggle.

As we celebrate the victory of reasonable negotiation it is important to note a couple of things that made the eventual agreement possible.

If nothing else, the positive outcome of this struggle demonstrates the wisdom of enacting the Clatsop County home-rule charter in 1988. If these negotiations over Emerald Heights had begun in pre-home-rule days this outcome would not have occurred. The prior board of county commissioners would not have grasped the crisis situation as quickly as the home-rule board did. Our board of commissioners should be congratulated for the speed with which it came to terms with an opportunity to remedy a dangerous situation.

Home rule also brought us a very talented county manager in Bill Barrons. It was Mr. Barrons' experience and professionalism that pulled this problem out of the fire at almost the last minute.

Secondly, the Emerald Heights outcome demonstrates that individuals can have a real impact on events. As the Emerald Heights resident Mercedes Doege said, "I will never again say the voice of five or six people can't make a difference."

Doug Sweet was one individual who had a marked impact on events. By coming forward at a critical moment with the suggestion that Clatsop County's housing agency consider taking over Emerald Heights, Sweet offered the winning suggestion. Then it remained for the county board of commissioners and Bill Barrons to carry the ball forward.

And carry the ball forward they did. It is heartening when our leaders succeed as well as the commissioners did last week.

Much work will be needed to make the transition smooth and equitable for Emerald Heights residents and Astoria and Clatsop County taxpayers. But it is obvious that the will exists in the county courthouse to create success. As county commission chairman Richard Carruthers said, "We're going to bust our tails to work to make sure you know that you didn't make a mistake in giving (the area) to the county." Amen to that.

Residents meet with new landlord

DAILY ASTORIAN 2/5/90

No big changes on horizon for Emerald Heights

By JOAN HERMAN
Of The Daily Astorian

Emerald Heights has a new owner, the Clatsop County Housing Authority, but things should remain pretty much the same for at least the next 60 days at the east Astoria neighborhood.

The housing authority, a branch of the county government, intends to make no significant changes at the community of 1,200 people during the next couple of months, County Manager Bill Barrons told a standing-room-only group of more than 100 residents at Emerald Heights' community center Friday evening.

"If there are changes, they will be minor," Barrons told the residents. Commissioner Vickie Barrett, whose commission district includes Emerald Heights, also attended the meeting.

County government officials organized the meeting to inform the residents about the momentous turn of events that led to the transfer Wednesday of the property's title from Emerald Heights' former owner, the federal government, to the county housing authority. The five-member county Board of Commissioners has disbanded the former seven-member housing authority and assumed the responsibility of overseeing Emerald Heights.

A FORMER NAVY housing complex built during the 1940s, Emerald Heights consists of 300 low-cost rental units that have been available to any renters, regardless of income. The former federal enclave is home to about one-eighth of Astoria's population.

The ownership transfer followed 18 months of uncertainty about the neighborhood's future. Only two weeks ago, the property's title was bound for the Northwest Oregon Housing Authority, a tri-county agency. But stalemates over negotiations with NOHA prompted the county and Astoria city governments, and the Astoria School District, to put their support behind an alternate plan, in which the county housing authority would own the property.

One change that will not happen right away at Emerald Heights will be rent increases, Barrons said. However, because of needed infrastructure improvements and increased payments for government services to the tax-exempt property, rents likely will increase eventually.

"At the moment, there are no plans for rent increases, but I am anticipating you will hav[e] some increases," Barrons said. [I] required by law, residents [will] be given at least 30 days' [notice] of any increases, he said.

"WE'RE SENSITIVE [to] the fact that not everybody c[an] afford to pay much more than paying now," Barrons [said]. If needed, county governm[ent] officials will work with [eligible] residents to get federal rent assistance, he added.

The county housing [author]ity soon will have Emerald [Heights] residents sign new rental agreements and rules, but those will be virtually the same as the contracts and rules that have been in effect, Barrons said.

The Board of Commissioners, acting as the county housing authority, will meet at 11 a.m. Wednesday to approve the new agreements and rules. The housing authority also will approve a property maintenance agreement of at least 60 days with GE Government Services, the business which had managed Emerald Heights for the federal government.

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Heights—

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The meeting, which is open to the public, will be held in the commission hearing room on the first floor of the county courthouse at Eighth and Commercial streets in Astoria.

During the next 2½ weeks, the county housing authority will request proposals from property management companies for the long-term management and maintenance of Emerald Heights.

Barrons assured the group that the county housing authority would have safeguards in place to ensure that Emerald Heights is not allowed to deteriorate.

"I think it is important that the housing authority has made a commitment for the long term," he said. "We didn't take ownership of the property to see it run down. We want to maintain the asset. We want to maintain this as a nice place to live."

Emerald Heights manager Jerry Garland, who has worked for GE Government Services, is now a county housing authority employee, Barrons told the group. By hiring Garland, the housing authority is not required by law to have a licensed property manager oversee the site, he explained.

Also at the meeting, Barrons passed around a sign-up list for residents interested in serving on an advisory board to the county housing authority.

County clears up details on Emerald Heights

By JOAN HERMAN
Of The Daily Astorian

The new owner of the 1,200-resident Emerald Heights neighborhood tied up a few more loose ends Wednesday regarding the property's management.

The five-member Clatsop County Board of Commissioners, acting as the county housing authority, has elected officers; adopted a new, but virtually unchanged, set of rental rules for tenants; and signed a contract, which expires March 31, with GE Government Services to continue managing the property.

One week earlier, the federal Department of Labor, which previously owned the former Navy housing complex, transferred the property's title to the county housing authority. The Labor Department no longer wanted to serve as a landlord.

Home to one-eighth of Astoria's population, the neighborhood on the city's east end has 300 low-rent units.

By unanimous vote Wednesday, the housing authority elected Sally O'Donnell as the authority's chairwoman. The Arch Cape resident was a member of the former county housing authority and sits on the tri-county Northwest Oregon Housing Authority board. Vickie Barrett of Knappa was elected the county housing authority's vice chairwoman.

LAST WEEK, THE Board of Commissioners disbanded the seven-member county housing authority and vested the commission with those duties. The commission made the change because the housing authority has increased responsibilities as a result of the Emerald Heights transfer.

Also Wednesday, the housing authority approved a contract with GE Government Services for the company to maintain Emerald Heights through March 31, with the same duties it performed for the federal government.

In exchange, the housing authority will reimburse GE Government Services for expenses incurred in maintaining the property. GE Government Services or its predecessor, RCA Services Co., has managed Emerald Heights since the mid-'70s.

THE CONTRACT STATES no dollar amount, but GE has projected expenses for February and March of about $130,000, about $80,000 of which will be for utility bills, County Manager Bill Barrons said.

As Emerald Heights' new owner, the county housing authority gets to keep the rents, which total about $60,000 monthly, Barrons said. Utility costs drop in half in the warmer months, however. Over a 12-month period, Emerald Heights has been bringing

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DAILY ASTORIAN 2/8/90

Heights—

Continued from Page 1

in slightly more money than has been spent, he said.

An operations and tenants' policy manual for Emerald Heights, also approved Wednesday, states that the housing authority "will operate and manage Emerald Heights in such a manner as to be self-supporting."

The contract with GE Government Services will expire in seven weeks because the housing authority intends to have chosen by then a property management firm to oversee Emerald Heights for three to five years. County government officials are drawing up a request for proposals for the long-term maintenance contract.

Barrons also will research the costs of having the county housing authority maintain the property itself with county employees.

Members needed for new committee

The Clatsop County Housing Authority is seeking volunteers or the nominations of Emerald Heights residents to serve on a new advisory committee.

The committee will advise the housing authority on the needs and concerns of Emerald Heights' 1,200 residents. The committee will have 15 members who represent a cross-section of the neighborhood's residents. The committee will meet frequently at first, and then monthly as things settle down.

The housing authority became Emerald Heights' owner on Jan. 31, when the property's former owner, the federal Department of Labor, transferred the property's title to the housing authority. The Clatsop County Board of Commissioners has given itself the duties of the housing authority.

Emerald Heights residents who are interested in serving on the committee should sign a sheet in housing manager Jerry Garland's office at Emerald Heights by Friday, Feb. 16.

The Emerald Heights tenants' policy manual adopted Wednesday outlined rules for renters, but with the exception of a few name changes to reflect the new owner, the rules are the same as the former ones, Barrons said. "There are no substantive changes whatsoever in the rules."

Although Emerald Heights has 300 rental units, they take up only 65 acres of the nearly 300-acre site, according to a property appraisal done in December. The rest of the site is undeveloped forest land. Commissioner Pat Wallace, a retired forester, recommended the housing authority look into salvaging wood from trees blown down during winter storms.

Wallace said he wanted that done right away because, he said, he was almost certain a neighboring property owner would hire a contractor to remove downed trees. The county could save money by having the same contractor remove trees from the county land, he said.

One neighboring landowner is the Astoria city government, Barrons said. A city task force has recommended that the City Council take immediate steps to salvage timber from downed trees.

Because of the extensive acreage of forests, county commission Chairman Richard Carruthers suggested that the Board of Commissioners might be a more appropriate body to oversee the forest land than the housing authority. The housing authority would handle any housing-related Emerald Heights issues.

Barrons responded that county government officials would have to research the issue to learn what alternatives could be available.

OREGONIAN 2/9/90

Astoria housing area shifts to county control

Some uncertainties remain for tenants in Emerald Heights

By CAROL SERVINO
Special writer, The Oregonian

ASTORIA — For more than a year, residents of Emerald Heights were worried. The federal government had announced plans to sell the secluded neighborhood of 300 low-cost rental units and those who lived there were left wondering.

Would their rents go up? Would they be forced out? No one knew for sure. Many just moved away rather than face the uncertainty.

But on Jan. 31, ownership of the rental units was transferred to the Clatsop County Housing Authority, ending at least some of the uncertainty for the neighborhood, which usually houses about 1,200 people and now is home to around 1,100 — about an eighth of Astoria's population.

The transfer to the county assures residents that Emerald Heights is regarded as an asset to be maintained, improved and controlled locally.

Still to be decided are questions about who will manage the housing units. For now, the county is looking to hire an experienced property management firm to operate the complex, but an alternative is to have the county housing authority hire its own staff. Residents also are still wondering if they will have to move or pay more rent.

But, as Delores Strickland says, "At this point, I'm more positive than I was two weeks ago." Strickland has lived in Emerald Heights with her husband, Earl, a painter with G.E. Government Services, for the last 15 years. She was co-chairwoman of the Emerald Heights Tenants Association, which was formed in 1988 to assess the residents' position and fight the sale of the property to a private group. The other co-chairman moved away recently.

Delores Strickland, a 15-year resident of Emerald Heights, talks with her grandchildren, Gene Ervast, 9, and Heather Ervast, 5. The children also are residents of the low-cost neighborhood on the edge of Astoria.

Foremost in the minds of many residents, however, is whether their rent will go up or whether they will exceed income guidelines and be forced to leave.

Emerald Heights has been owned by the federal government since it was built in 1946 as housing for what was then the Tongue Point Naval Station. It was managed locally by General Electric Government Services Corp., a private agency, which also runs the Tongue Point Job Corps Center.

Efforts to sell the property surfaced about 18 months ago but were halted a short time later when U.S. District Judge Oliver Asch granted an injunction to prohibit the General Services Administration from selling any surplus federal property that might be used for housing homeless people.

During the past several months, federal, state and local officials had been working to transfer ownership, at no cost, to the Northwest Oregon Housing Authority, based in Astoria. Clatsop Community Action, Emerald Heights residents and the Clatsop County Board of Commissioners backed the plan, and U.S. Rep. Les AuCoin, D-Ore., played a key role in securing congressional approval of the transfer.

But as time went on, problems surfaced in negotiations with the authority.

Strickland said that initially, residents were told by the authority that "no one would have to move, that probably some homes would be sold and that low-income people might have subsidies available.

"But then we were told that there may be a six month waiting period through an application process and that anyone who earns more than $16,800 a year would have to leave within one year," she said.

Eventually, county, city and school officials switched their support to a plan calling for transfer of the property to the county housing authority.

"The county was kind of an answer" to problems that had developed with the Northwest Oregon Housing Authority, Strickland said.

The county's long-range plans are not yet clear, however. Clatsop County Manager Bill Barrons said the Clatsop County commissioners, who comprise the housing authority at this time, expect to appoint a group of citizens to be a policy-making board. Barrons is collecting names of people who would like to serve on the board.

The county housing authority is sending out requests within the next three weeks for proposals to experienced property management firms to operate the complex which has been assessed by the county at $4.6 million.

"We hope that when you are asked, 'What's changed?' the reply will be 'Nothing,'" Barrons told residents during a public meeting Feb. 2 in the Emerald Heights Community Center. About 125 people attended the meeting, which was held as an update on the county's plans.

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Foremost in the minds of many residents, however, is whether their rent will go up or whether they will exceed income guidelines and be forced to leave. Rental rates currently range from $197 for a small two-bedroom unit to $313 for a three-bedroom single house.

"Rental rates won't change right away," Barrons said, adding that the county's proposal includes short-term, mid- and long-term plans. In the short term, within 60 days, residents will execute new rental agreements, but the lease will be the same as they had before the transfer. In the long term, research needs to be done before it is known if all of the units should remain low-cost units. Also in the plans are major improvements to electrical and water systems and insulation. "We don't even know what the turnover rates are," Barrons said.

The entrance to Emerald Heights is located directly across from Tongue Point, south of U.S. 30 at the east end of Astoria. Until now, while the 200-acre area has been within the city limits, city government has not been required to provide services since the neighborhood was classified as a federal enclave and exempt from city taxes.

On the day of the transfer, however, the Astoria police and fire departments assumed responsibility for Emerald Heights.

Vickie Barrett, a county commissioner whose district includes Emerald Heights, was on hand at Friday's meeting and heard concerns on topics that included rental rates, subsidies and income guidelines, representation on an advisory board, the continued use of a satellite dish for cable television, washer and dryer hookups, and police and fire protection.

But some questions can be answered only in time.

Char Nicholls, a single mother of two, who has lived in Emerald Heights for the past three years, just got laid off from her job at the North Coast Fred Meyer store. "I think it's going to work," she said of the takeover by the county housing agency. But she expressed frustration about not knowing what's going on except for what she reads in the local paper every night.

Gerry Garland, housing coordinator who will remain in that position under his new employer, the Clatsop County Housing Authority, said about 10 families have moved from Emerald Heights since the first of the year because of uncertainties regarding the future of the neighborhood. About three or four families have moved in.

Gary Mackey moved in last weekend.

"It can only get better," he said. Mackey, stationed in Astoria with the U.S. Coast Guard, said he moved from Hammond and figures that even if rent is raised, it's still "not that much and still affordable" since utilities are included.

Pearl Biddle, an Emerald Heights resident for 13 years, thinks the main problem is that "this has been going on for so long." Residents were worried that neighbors whose income exceeded a limit would be forced to move and the place would be allowed to turn into a "ghetto" of only low-income people.

Biddle said there's a real "mixed community" of people living in Emerald Heights. "We weren't called low-income housing. We were called affordable housing. . . . We all know we've had a real good deal here. But when you rent, you're renting. Nothing is for sure, for ever. A lot of young people don't understand that."

DAILY ASTORIAN 4/4/90

The Daily Astorian—KENT KERR

Charred walls, completely burned furniture and an inch of water on the floor was what Emerald Heights resident Gary Heilmann saw in his living room after an early Tuesday afternoon fire gutted his second-floor apartment.

Heights fire leaves 21 homeless

By ANDREA KENNET
Of The Daily Astorian

A fire raced through the top floor of a two-story fourplex in Emerald Heights Tuesday afternoon, displacing four families.

Two families — Gary and Mona Heilmann and their three children and Jim Gannaway and his four children — lost most of their possessions to the blaze, reported at 1:45 p.m. at 5 Spruance. Water damage and disconnected electrical service forced two other families out of their first-floor apartments.

The Clatsop County chapter of the American Red Cross has issued a plea for donations to help the families. Chapter manager Janet Crosby estimated it would cost $8,000 to provide clothing, temporary shelter and very basic furniture to the four families, who together have 15 children.

Ten Astoria firefighters and nine volunteers from the Tongue Point department had the fire under control within 15 minutes after their arrival but still fought the tenacious flames a half hour later.

Astoria Fire Chief Lane Wintermute said the fire was intensely hot — at least 1,500 degrees Fahrenheit in the stairwell to the two upper apartments. Lt. Dave Whitmore of the Astoria Fire Department suffered minor burns on his knees as he crawled up the stairwell; he did not require medical treatment, Wintermute said.

The fire started in the kitchen of the Gannaway apartment, Astoria fire Battalion Chief Jerry Hebert said. Wintermute said a preliminary investigation indicates an adapter on the electrical cord to the refrigerator probably failed. The adapter is used to convert a three-prong cord to fit a two-prong electrical outlet.

Astoria firefighters, assisted by Deputy State Fire Marshal Jim Hurd, returned to the fire scene this morning to continue the probe.

Investigators think when the adapter failed, it ignited cardboard behind the refrigerator. The fire spread over a partition wall into the living room, out the open front door and into the stairwell between the two upstairs apartments. The fire continued into an attic entry in the stairwell ceiling, which

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Fire

Continued from Page 1

was open, and into the Heilmanns' apartment.

Mona Heilmann and a friend, Marlene Ervast, were cleaning her apartment when they smelled smoke. Heilmann said she opened the doorway to a common utility room between her kitchen and the Gannaways' kitchen and saw flames covering the Gannaways' doorway. She shut her door, phoned 911, grabbed her 3-month-old baby, Kathryn Noelle, and fled out a side door.

"There was no flame in my apartment when I got out," Heilmann said. As she rounded the corner to the front of the building she saw flames in her living room. "I wasn't out here three minutes and it was all in flames."

Emily Gannaway, 12, was home ill from school and was outdoors visiting with her downstairs neighbor, Angie Holmes. "We smelled smoke and looked around for a barbecue" and then spied smoke coming from the bedroom her three brothers share, she said.

All the units in the former naval housing base, located east of Astoria, are equipped with smoke detectors, manager Jerry Garland said.

Hebert estimated damage to the 45-year-old fourplex at $75,000. He estimated the Gannaways' and the Heilmanns' loss at $30,000 each.

Mary Ruiz, who lived below the Heilmanns' apartment with her four children, lost about $200 in possessions, he said. The apartment that Angie and Mark Holmes and their four children rented below the Gannaways had "pretty minor" water damage. None of the three-bedroom apartments are inhabitable.

The Red Cross put the Ruiz family up at a motel but the other families spent the night with friends or family, Crosby said.

Garland said the Holmeses have moved into a smaller, two-bedroom apartment in Emerald Heights. He hoped to have another unit ready for the Ruizes today and places for the other two families later in the month.

Wintermute and Crosby said at least three of the displaced families have no insurance coverage. Sally O'Donnell, chairman of the Clatsop County Housing Authority, said the structure was insured, but the agency's insurance did not cover the tenants.

Wintermute also said he wants to meet with representatives of the county government, which recently acquired Emerald Heights from the federal government, and with its management firm to develop a fire prevention plan. He said he was concerned by the condition of the wiring in the buildings and with the age of the structures.

Cash donations to buy beds, clothing and other items for the families can be made to the American Red Cross, Clatsop County Chapter, 714 Exchange St., Astoria 97103. Crosby said checks should either be designated for a family or marked for "disaster relief."

Those who wish to donate furniture can phone the Red Cross at 325-4721. Crosby said the agency would match up potential donors and the families.

A fund for the Heilmanns will also be set up today at the U.S. National Bank of Oregon's Astoria branch, said Marie Solum, the mother of Mona Heilmann.

The Daily Astorian—KENT KERR

On the Heilmann porch, a firefighter douses the last smoking embers in an Emerald Heights fourplex fire that started early Tuesday afternoon.